



MAINE ASSOCIATION OF REALTORS®

Your Real Estate Experts

NEW LAW UPDATE:

By MAR Legal Counsel, Hannah McMullen

Public Law Chapter 194 (LD 346): ***“An Act Requiring the Use of Propane and Natural Gas Detectors”*** (Effective January 1, 2022). This law requires the installation of fuel gas detectors to detect propane, natural gas and liquified petroleum gas in certain types of buildings. The building owner shall install, or cause to be installed, at least one approved fuel gas detector in every room containing an appliance fueled by propane, natural gas or any liquified propane. The requirement applies to owners of: multifamily occupancy buildings; fraternity houses, sorority houses and dormitories that are affiliated with educational facilities; children's homes, emergency children's shelters, children's residential care facilities, shelters for homeless children and specialized children's homes; hotels, motels and inns; mixed used occupancy that contains a dwelling unit; business occupancy; mercantile occupancy; and assembly occupancy. The law provides an overall effective date of January 1, 2022, but the effective date for the provisions relating to existing business occupancies, mercantile occupancies and assembly occupancies is January 1, 2026.

2021 HOLIDAY SCHEDULE REMINDER:

Defined in paragraph 23 of the Purchase and Sale Agreement (and Addenda): "days in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any observed Maine State/Federal holidays". The Maine State Holiday list is inclusive of all federal holidays. As always, the best approach to any confusing holiday is to communicate both with your client and the agent for the other side to be sure you have all counted the same way and have the same expectations.

[Click Here](#) for the 2021 holiday schedule.

Note that the 2022 holiday schedule is also available at this link and includes Maine's newest observed holiday, Juneteenth.

Quick Links

[Maine Association of REALTORS®](#)

[National Association of REALTORS®](#)

[Maine Listings](#)

[Maine Real Estate Commission](#)

Board Portal Links

[Greater Bangor Association of REALTORS®](#)

[Greater Portland Board of REALTORS®](#)

[Kennebec Valley Board of REALTORS®](#)

[Maine Association of REALTORS®](#)

- Maine Commercial Association
- MAR Only Members
- York County Council

[Mid-Coast Board of REALTORS®](#)

- Acadia Council
- Mid-Coast Council
- Penobscot Bay Council

[Mountains to Shore Board of REALTORS®](#)

- Androscoggin Valley Council
- Lincoln County Council
- Merrymeeting Council
- Western Maine Council

NAR BOARD OF DIRECTOR ACTIONS:

The National Association of REALTORS® Board of Directors and the NAR Delegate Body met in back-to-back meetings on Monday, November 15, capping off the REALTORS® Conference and Expo which took place in San Diego and included a virtual component. Approved actions included:

- 1) Sweeping governance changes including qualifications for NAR volunteer leaders, a newly constituted NAR Board of Directors and Executive Committee;
- 2) MLS Policy to create transparency for consumers and bring consistency in services for brokers nationwide;
- 3) Amended the NAR Campaign and Election Rules Manual for officer candidates and elected officers;
- 4) Approved a motion supporting suspension of the Federal Housing Administration (FHA) anti-flip rule until December 31, 2025;
- 5) Approved the purchase of a Patent Infringement Liability Policy for NAR, REALTOR®-association owned MLSs, and state and local associations;
- 6) Provided funding to three legal cases (Iowa, Missouri and New Jersey) that could have national impact. (The New Jersey case involves the classification of independent contractors,)
- 7) Amended the mandatory bylaws language to define “good standing” as it relates to REALTOR® Association membership;
- 8) Amended Standard of Practice 12-1 of the Code of Ethics to clearly prohibit members from advertising their services as “free” unless the member will receive no compensation from any source for their services.

For a complete summary, [Click Here](#).

2022 MAR COMMITTEES AND TASK FORCES:

If you have interest in serving on a 2022 committee or task force of the Maine Association of REALTORS®, please forward your contact information to Suzanne@mainerealtors.com. For information about MAR’s committees, [Click Here](#). Committee and task force members for 2022 will be appointed by 2022 MAR President Madeleine Hill throughout the coming year. Thank you!

MAR Leadership

President

Aaron Bolster

President Elect

Madeleine Hill

First Vice President

Carmen McPhail

Treasurer

Sherri Dunbar

Chief Executive Officer

Suzanne Guild

Last Issue: November 10

Some content may be commercial in nature.

2021 NAR PROFILE OF HOME BUYERS AND SELLERS:

For most home buyers, the purchase of real estate is one of the largest financial transactions they will make. Buyers purchase a home not only for the desire to own a home of their own, but also because of changes in jobs, family situations, and the need for a smaller or larger living area. [Click Here](#) to view the results of this annual survey conducted by the National Association of REALTORS® of recent home buyers:

2022 REALTOR® DUES - IMPORTANT REMINDERS:

- Your 2022 REALTOR® dues are due in December (Greater Portland Board and MidCoast Board are due as early as December 1) and local board late fees may be assessed beginning in early-December – as early as December 2. You pay your dues through your local REALTOR® boards' Member Portal (links in right margin).
- Designated Brokers: Remember...dues must be paid for anyone licensed in a REALTOR® office as of January 1, 2022. If an agent plans to make their license status inactive or his/her license expires any time on/after January 1 and they do not plan to renew, you must inform the Maine Real Estate Commission in writing that the agent's license is no longer affiliated with your company by December 31, 2021 or you, as DB, will be responsible for that agent's payment.



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