

WHAT'S UP IN AUGUSTA?

Issue 6



February 20, 2023

Updates Regarding LD 2003 Rulemaking:

The Maine Department of Economic and Community Development (DECD) sent out proposed language on the [Housing Opportunity Program: Municipal Land Use and Zoning Ordinance Rule AND Housing Opportunity Program Grants](#). (Initiatives out of LD 2003) They are seeking public comment on 2 proposed rules:

Zoning/Ordinance Summary--Requires municipalities to create or amend local ordinances to allow for:

- (1) additional density for affordable housing developments in certain areas;
- (2) multiple dwelling units on lots designated for housing; and
- (3) one accessory dwelling unit located on the same lot as a single-family dwelling unit in any area where housing is permitted

Public Hearing: Wednesday, March 1, 2023, at 1pm. Held via Zoom. [Register in Advance](#) Public Comment Deadline: Monday, March 13, 2023, 5pm

Grant Program Summary--The Housing Opportunity Program Grants are grants to service providers to support municipal ordinance development, planning services and policy amendments to support increased housing development. The purpose of the rule is to define the criteria and proposal process for applications for grant funding. The Department will solicit applications for grants through a competitive application process.

Grant Program Public Comment Deadline: Monday, March 13, 2023, 5pm

[READ THE FULL REPORTS and LANGUAGE at the DECD website](#)



Budget talks continue...

This past week, Governor Mills addressed the Legislature regarding her \$10.3 billion two-year budget proposal. In

year's past the budget has been voted by consensus in Augusta, however during the 130th legislature, the Governor's budget was pushed through on party lines with Democratic majority vote. We will see over the coming months how the 131st budget negotiations will go, but both sides of the aisle agree they would like to see some additional policy areas addressed. [Read more here](#)

Talking Points Regarding Rental Housing Registry:

We been hearing a lot of local policy chatter surrounding Rental Registry-- we encourage you to reach out to your local association for guidance, and to attend your town meetings. Ensure your voice is heard! Below are some talking points to assist in your communication:



--Owners rely on rental income from investment properties to make necessary improvements. Additional registry fees take away from property owner's available resources to make necessary improvements. If the improvements cannot be done—this can lead to the deterioration of the housing stock and property value depreciation resulting in overall community decline.

--Local governments should adopt housing policies that respond to housing needs without imposing unreasonable restraints or additional fees on property owners. If operational expenses increase, and landlords can no longer afford those expenses they may be forced to sell or experience foreclosure, narrowing the already local markets available rental inventory.

--If the market becomes unprofitable or difficult to enter, the supply and condition of housing will continue to decline. By increasing regulations on rental investment properties, owners and investors will shift their investments to other less regulated facets of the market or to other geographic areas.

--Requiring additional fees to register your rental property may counteract the initiatives put forth by [LD 2003, ME PL 672](#). Requirements of fees to register your rental property would possibly limit development for those looking to contribute to solutions to Maine's housing crisis through statewide legislation passed during the 130th Legislature.

--Requiring a rental registry to collect data that is already on record with the municipality poses an undue burden on taxpayers when the information is already within the town's records.

-- In today's markets with inflation, supply shortages and workforce shortages, required remediation for registry inspections or new code enforcement, could pose a significant burden on property owners, and interrupt tenant privacy.

Save the Dates



Thursday, April 6, 2023

REALTOR® Rally Day

Returning to the Hall of Flags!
Participate in-person at the State House
or virtually

Maine State House

Details pending

2023 REALTORS® Legislative Meetings

May 6-11, 2023 | Washington, D.C.



May 6-11, 2023

NAR Legislative Meeting

Tentative Meeting Schedule

Registration is Open

Washington D.C.

Walter E. Washington Convention Center



Maine Association of REALTORS® | 19 Community Drive, Augusta, ME 04330

[Unsubscribe tanya@mainerealtors.com](mailto:tanya@mainerealtors.com)

[Constant Contact Data Notice](#)

Sent by byclaire@mainerealtors.com in collaboration
with



Try email marketing for free today!