

WHAT'S UP IN AUGUSTA?

Issue 14



June 12, 2023

ACT NOW!

In the last "What's Up", we provided information regarding several bills being discussed in the Maine Legislature targeting property owners who lease their units. Today, you will receive a [**Call for Action Alert**](#) urging you to ask your legislators to vote "**Ought Not to Pass**" on [**LD 804: An Act to Increase the Time Period for Notice to Terminate a Tenancy at Will**](#). An amended version of this bill will be heard and voted on in the Maine House and Senate chambers soon.

If passed, LD 804 would increase the notice period for termination of tenancy by the property owner, creating an unfair balance in the tenancy at will relationship, as well as adding more contingencies to the existing law. [Read the full proposal here](#)



Follow the link below to [**ACT NOW!**](#)

(if your information does not auto-populate, please enter it, and then your state legislators will automatically fill in, then hit green "**Send Message**")

Vote NO to preserve private property rights and the ability to use your property how YOU choose!

Take Action NOW

Tenant/Property Owner policy is being discussed in just about every market in the US, and recently NAR responded to a Request for Information from the Consumer Financial Protection Bureau (CFPB) and the Federal Trade Commission (FTC) focused on tenant screening practices, [read more about it here](#). In Maine, MAR has engaged and continues to advocate for housing providers on several bills directly related to this topic.

Advocacy WINS!



Since the 131st convened, MAR Government Affairs Team has been tracking and monitoring 412 bills! Each of these bills have been discussed by the MAR Legislative Committee and of those bills, we have actively engaged over 50! Our advocacy engagement varies from lobbying efforts with bill sponsors and committee work, to providing written and in-person testimony. We have several bills we are monitoring that will carry over the the second half of the 131st Maine legislature and we will be ready to continue to engage on your behalf.

As of Thursday, June 8th there were several MAR Priority bills that have been **"placed in the DEAD file"** which means they will no longer be considered or discussed this legislative session. These are great successes for our industry as each would have negatively impacted your business in a big way!



- LD 665- Delayed implementation of PL 672 (Last session's LD 2003 ADU bill)
- LD 667- Tax surcharge on certain incomes
- LD 1445- Seasonal sales tax
- LD 1574- Statewide rent stabilization
- LD 1734- Municipal STR regulations
- LD 1839- Moratorium on tall structure development
- LD 1905- Statewide rental registry
- LD 1949- Unhoused individuals who trespass on private property would not be considered a crime

A very special thank you to Hannah, MAR Legal and Government Affairs Counsel for her hard work on helping to draft amendment language to [**LD 1306: An Act to Protect Homeowners from Unfair Agreements to Exclusively List Residential Real Estate for Sale**](#). Hannah's input and work on this legislation was instrumental to MAR support of proposed legislation that would have negatively impacted our industry had it not been amended. MAR advocated for language changes and clarity regarding a growing concern for the commonly referred to "40 year listing agreements". This bill as drafted now protects our industry and homeowners across Maine. While this bill still needs to be voted on in the House and Senate, it should be heard in the Legislative Chambers in the coming weeks with a Legislative Committee recommendation of "Ought to Pass As Amended". **Thank you Hannah!**



[Check out latest MAR Bill Tracking Report](#)

Looking for a Challenge? Friendly Competition?

Watch for an exciting announcement coming in the next few weeks regarding a statewide member to member challenge for all Maine REALTORS® **Stay Tuned!**



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