

# WHAT'S UP IN AUGUSTA?

Issue 15



June 26, 2023

## Thank YOU!

In an effort to prevent additional regulations on housing providers, MAR issued a Call for Action regarding [LD 804: An Act to Increase the Time Period for Notice to Terminate a Tenancy at Will](#) -- And YOU certainly responded and ACTED! Our advocacy efforts reached 95% of the total Maine Legislature, 100% of the Senate received at least one message from a REALTOR® constituent, and 94% of the House. Over 1,250 messages were sent to State Senators and Representatives!



We are so happy to report that on Tuesday, June 20th LD 804 was officially placed in the "DEAD file". Your grassroots advocacy efforts really made an impact. Thank you!

## NAR speaks out about NY rent control laws & increases efforts across the country to combat "takings"

Recently NAR has increased its advocacy across the country in an effort to fight back against state and local policies regarding rent control. Amid a housing shortage, [studies have proven that rent control does very little to increase housing availability or affordability](#).

"Governments up and down our federalist system are continually finding ways to encroach upon private-property rights. Rather than protect private property, governments have conscripted property owners into serving the state without compensation" - [Read the full release here](#)

## Delayed Implementation of ADU law:

On June 12th, the Maine Legislature voted to delay implementation of [PL 672, An Act To Implement the Recommendations of the Commission To Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions](#). On June



16th, Governor Mills signed it into law. The adopted law will extend the implementation date to January 1, 2024, for municipalities that enact ordinances by municipal officer without approval of voters during town meeting. *For all other municipalities, the implementation date is July 1, 2024.* In addition it will also change the definition of “affordable housing development” to provide that an affordable housing development is a development in which a household whose income does not exceed certain level can afford 51% or more of the units in the development without spending more than 30% of the household’s monthly income on housing costs.

[Read the full bill here.](#)

## That's a Wrap, for now...

The 131st Legislature is nearing the end! Adjournment could happen any day now. MAR's Government Affairs Team with the Legislative Committee have been tirelessly tracking and monitoring over 400 bills, and we actively engaged on over 50! Of our top priority bills, we are happy to report that those efforts paid off. Many of the tax bills will be carried over to next session, while many of the landlord/tenant protection bills have been "placed in the dead file". We also are happy to report that statewide rent stabilization and rental registry policies have also been placed in the dead file. Private property rights remain protected as we were able to maintain existing law on the intertidal zone. Trespassing is still considered a criminal offense, and you can use your property how you choose. We participated in conversations around the (RETT), Real Estate Transfer Tax, and supported bills to encourage housing development and adding more units to the market. (to name a few!) To learn more about each bills final status, you can review the our High Priority Bill Report or the full MAR Tracking Report below.



[Top Priority Bill List](#)

[Full MAR Bill Tracking Report](#)

## LUPC considers Short Term Rental Policy:

Recently the [Maine Land Use Planning Commission](#) issued a request for feedback in an effort to collect data on short term rentals in their management areas. The Commission is considering a regulatory approach in which property owners provide notice to LUPC staff that a dwelling is being used as a short-term rental. They will be hosting a series of meetings across their management areas and ask for public feedback from interested parties. *You can sign up for notices and learn more here.* Meeting schedule is listed below.

## Community Meetings Schedule (In-person and Virtual)

Region	Date	Time	Information	Meeting Location
Millinocket	June 15, 2023	5:00PM-6:00PM	Drop-in hour for individual discussions with LUPC staff	<a href="#">East Millinocket Town Hall</a> 53 Main Street East Millinocket, ME
		6:30PM-8:00PM	Community Meeting	<a href="#">East Millinocket Town Hall</a> 53 Main Street East Millinocket, ME
Moosehead	June 29, 2023	5:00PM-6:00PM	Drop-in hour for individual discussions with LUPC staff	<a href="#">Bartley's Center Cove Events</a> 241 Pritham Avenue Greenville, ME
		6:30PM-8:00PM	Community Meeting	<a href="#">Bartley's Center Cove Events</a> 241 Pritham Avenue Greenville, ME
Rangeley	July 13, 2023	5:00PM-6:00PM	Drop-in hour for individual discussions with LUPC staff	<a href="#">Rangeley Lakes Region School</a> 43 Mendolia Road Rangeley, ME
		6:30PM-8:00PM	Community Meeting	<a href="#">Rangeley Lakes Region School</a> 43 Mendolia Road Rangeley, ME
Virtual Meeting	July 18, 2023	6:30PM-8:00PM	Stay tuned for additional information, including a link and directions for joining the virtual meeting.	Virtual Microsoft Teams Meeting for Remote Participation

## 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!*



**I ACT**

#REALTORParty

TO **ENGAGE** from *anywhere*, Please text the word "**REALTORS**" to **30644**, to activate **REALTOR® Party Mobile Alerts**.



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