

October 27, 2023

WHAT'S UP IN AUGUSTA?

Fall 2023



New Maine Laws- What You Need to Know:

On October 25th, *some 450 laws were enacted* 90 days post first session of the 131st.

Here's a few law changes that could impact you and your business:

- *LD 1706: ADU laws clarity and implementation pushed to 7/1/2024*
- *LD 701: Increased rental increase notice period to 75 days IF rental increase is 10% or more.*
- *LD 470: Continued support of the lead abatement program through MSHA*
- *LD 1931: Amended laws regarding Mobile Home Park Sales*
- *LD 1306: Protections against the "40-year listing agreement"*



[View the full law report here](#)

It's feeling a bit like spring training now- a few game time plays but the anticipation of the full season is upon us!

The Maine legislature is preparing to ramp back up for the second session of the 131st on January 3, 2024, and there is *quite a list of bill titles* that will be discussed, *some even seeing action in committee in advance of January!*

MAR last session tracked over 400 bills and of our top priority bills, 22 were carried over and will be heard in the second session. A few examples of the top issues:

Intertidal Zone, State-wide Rental Registries, Housing Provider and Tenant Relationships, PFAS testing, Barriers and Solutions

Bills Introduced by 131st Legislature	2019
429	MAR Legislative Committee & Staff Tracked Bills
MAR Testimonies Submitted	53
27	MAR Supported Bills
MAR Opposed Bills	36
29	MAR Successful Outcomes so far
Our work continues... Priority Bills Carried Over to Next Year	22

to Housing Supply

What did we do over "Summer Vacation"? The advocacy party didn't stop!

Since adjournment in July, the MAR Government Affairs team has continued to advocate on behalf of our members and property owners statewide:

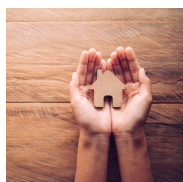
- Provided public comments encouraging increased information sharing and the delayed implementation regarding [Proposed Sand Dune Map Updates](#) that would impact private property rights, values and real estate. [Learn more about the new maps here](#)

- Gave support to local member advocates on a number of municipal ordinance discussions: (here are two examples)

Old Orchard Beach: Thank you to those whose grassroots advocacy work proved effective as they spoke out against a proposed Short-Term Rental (STR) Moratorium that would have greatly restricted private property use. ***The proposal was withdrawn. GREAT WORK!***

Augusta: Rental Licensing Ordinance, requiring registered properties to pay \$100 per unit, steep fines if failure to register, at/will code enforcement inspections, possible displacement of tenants based on inspection findings. KVBR members and city-wide housing providers attended and spoke out against these measures providing reasonable solutions to concerns regarding health and safety. [Read the proposed ordinance](#) and [learn about the recent Public Hearing held on October 24th](#), ***Thank you to those that attended and advocated!***

If your community is discussing proposals that will impact our industry and/or private property rights, please don't hesitate to contact your local association or MAR for guidance.



ADU Rules & Information:

Need some more clarity around Maine's ADU (Accessory Dwelling Unit) laws? [Maine's Department of Economic and Community Development \(DECD\)](#) will host a series of webinars in November to help address questions you may have.



Session 1: Tuesday, November 7, 10:30-11:30am
Session 2: Tuesday, November 14, 2023, 10:30-11:30am
Session 3: Tuesday, November 28, 2023, 10:30-11:30am

No RSVP needed, find out more and access the session [here](#).

For additional questions: Email housing.decd@maine.gov

November 7th- Ballot Questions Galore!

You can review the [8 ballot questions here](#) to be better informed before you take to the polls on Tuesday, Nov 7th.

Unsure where you need to go to vote: [check your location!](#)



Fun Fact:

Recently, the Maine Secretary of State release some interesting statistics about voter turnout:

In 2022 Maine ranked #1 nationally in voter turnout. 73.3% of total registered Maine voters took to the polls last November. Compared to 2018, that was an almost 2% increase. *Way to go!*



November 7, 2023: Maine's Referendum Election
January 3, 2024: 131st Legislature Begins
January 23, 2024: MAR Legislative Meet & Greet
March 5, 2024: Presidential Primary Election
March 28, 2024: Maine REALTOR Rally Day!
May 4-9, 2024: NAR "RLM" Meeting in D.C.

More details to come...



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

Questions?

Claire Berger, MAR Communications & Government Affairs Manager



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 powered by



Try email marketing for free today!