

January 29, 2024

WHAT'S UP IN AUGUSTA?

2024



Thank you!

Last week we had a packed house at the Senator Inn for our 2024 Legislative Meet & Greet. Thank you to everyone who came, engaged and mingled with our state's Senators and Representatives.



Maine REALTORS[®] serving in our state's Legislature, pictured L to R: Rep Arata, HD 104, Rep Katrina Smith, HD 62, Senator Matt Pouliot, SD 15, and Rep Jack Ducharme, HD 71.

Bill Tracker Check:

- **LD 2003: Intertidal Bill. (MAR 10)** -Placed in the "DEAD" Files.
- **LD 2035: Flood Disclosure Bill--(MAR 20)** MAR has been asked to be part of providing clarity around the bill's amendments. This is in part to the outreach of our membership when we conducted a limited Call For



Action to members who had Legislators who serve on the Legislature's Judiciary Committee. While we do not support additional disclosures in Statute, we are appreciative we have been asked to sit at the table and our voices were heard when we spoke out against several aspects of the bill. Thank you for those that answered the call the ACT!

- **LD 1893: Local Option Fee for STRs (MAR 20)**-MAR testified in opposition at the public hearing in Taxation on Tuesday, 1/23. There was no testimony in support but an amendment was presented. The Legislature's Taxation Committee has a work session scheduled for Wednesday, 1/31 where it will be discussed and voted upon.
- **LD 887: Updating Laws around Mobile Home Parks (MAR 30)** Placed in the "DEAD" Files.



Policy Proposals Gone Wrong!

On Thursday, January 26th, the sponsor of [LD 1454: An Act Regarding the Distribution of Revenue from the Real Estate Transfer Tax](#) presented an amended bill during the Public Hearing. The amendment is a 100% diversion from the original bill. Originally MAR was in support of the bill as it allocated specific (existing revenue) from RETT revenue to affordable housing development. The amended bill removed that language and replaced it with a proposed graduated transfer tax increase that would allow for excess funds to be used for non-housing initiatives- **MAR Strongly Opposes!**

Because this proposal will have a work session in the Taxation committee tomorrow, Tuesday, January 30th at 1pm, MAR sent a targeted Call for Action Friday afternoon (1/26) to all REALTOR® members to key legislators.

We will be closely monitoring this and engaging directly to do everything we can to ensure this is voted "ought not to pass". Please stay tuned for updates as they are available!

[Check out the Most Current Bill Tracking Report](#)

Tell us what you think:

MAR is seeking feedback on public policy topics in a effort to better prepare for updates to our [Public Policy Statement](#) later in the year. We hope you will participate by telling us where you stand on **different subject areas as they relate to real estate, private property rights and the economy**. Please consider answering these 1-2 question polls to ensure your voice is heard on these important policy topics. (All submissions are anonymous)



[Topic #1: Short Term Rentals-Tell us what you think!](#)

Suggested Read:

[Why affordable housing can't pay for itself](#)

Check out this Housing Analysis from the Greater D.C. area that takes a deep dive into the cost and process of developing housing.



Maine DEP: Shoreland Zoning & Storm Recovery

Be sure to review this notice from the [Maine Department of Environmental Protection](#) as it relates to Shoreland Zoning and damages from the recent storms and flooding. [Read it now!](#)



Shoreland Zoning News

Storm Recovery Resources

Want to learn more about Zoning?

[Check out this cool resource](#) that lets you explore how communities across the the nation handle zoning and development.

[Maine Department of Economic and Community Development](#) will host a few in-person sessions around their Housing Opportunity Program. These sessions are an informal way for community members, municipal officials, and planning board members to chat with the Housing Opportunity Program about zoning law. RSVP'ing is not necessary to attend. Questions? [Email DECD](#)



DECD In-Person Sessions Thursday, February 1, 2024:

Damariscotta [Skidompha Public Library](#) 10am-12pm

Thomaston [Public Library](#) 2pm-4pm

LD 101: Foreclosure Work Group Reporting:

[LD 101: An Act to Return to the Former Owner Any Excess Funds Remaining After the Sale of Foreclosed Property](#), was enacted in the first Session of the 131st and it directed [Maine Revenue Services \(MRS\)](#) to establish a working group to study equity and other issues in the property tax foreclosure process. MAR's Legal and Government Affairs Counsel, Hannah McMullen served in the group.

[Review the Study Here](#)

Are you registered to VOTE?

Have you relocated recently? Ensure you are properly registered to vote for the Maine Primary Election on March 5, 2024. [Check your status and voting location here.](#)



March 5, 2024: Primary Election
April 2, 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?

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