

STATE OF MAINE
132ND LEGISLATURE
SECOND REGULAR SESSION



Disposition of bills and summaries of all laws enacted or finally passed

**JOINT STANDING COMMITTEE ON
HOUSING AND ECONOMIC DEVELOPMENT**

May 2026

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Joint Standing Committee on Housing and Economic Development

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Accessory Dwelling Units

Enacted	LD 2173	An Act to Update the Laws Regarding Housing Developments and Accessory Dwelling Units	PUBLIC 733
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	LD 2057	An Act to Support Rehabilitation and Development of Affordable Housing	PUBLIC 614
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Not Enacted	LD 1806	An Act to Create a Residential Rental Unit Registry	Majority (ONTP) Report
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	LD 2164	An Act to Assist Communities with Converting Vacant School Buildings into Housing	Died On Adjournment
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Not Enacted	LD 1226	An Act to Protect Consumers by Licensing Residential Building Contractors	Died On Adjournment
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Enacted	LD 364	Resolve, Directing the Maine Office of Community Affairs to Submit Legislation and Take Other Actions to Effectuate the Transition of Responsibility for Regulating Manufactured Housing Communities and the Construction and Installation of Manufactured Homes from the Manufactured Housing Board to the Maine Office of Community Affairs	RESOLVE 171
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LD 1643 An Act to Establish the Maine Life Sciences Innovation Center PUBLIC 643

LD 2216 An Act to Establish the Maine Blue Economy Center PUBLIC 735

Not Enacted LD 629 An Act to Restore Matching Funding to the Maine Development Foundation Died On Adjournment

Economic Development - Planning

Enacted LD 1336 An Act to Establish the Maine-Aomori Sister-state Advisory Council PUBLIC 500

Economic Development - Research

Not Enacted LD 1943 Resolve, to Establish a Commission to Study the Role of Private Equity in Maine's Economy and in Key Economic Sectors Died On Adjournment

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Not Enacted LD 1522 An Act to Establish the Maine Eviction Prevention Program Died On Adjournment

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Enacted LD 1995 An Act to Require the Maine Office of Community Affairs to Establish a Technical Assistance Materials Hub PUBLIC 556

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Enacted LD 2124 An Act to Support Emergency Shelter Funding Using Revenue from the Real Estate Transfer Tax PUBLIC 729

Not Enacted LD 641 An Act to Support Diversion Efforts to Prevent Homelessness in Maine Died On Adjournment

LD 1910	An Act to Strengthen Housing Stability Services by Increasing Support and Outreach	Died On Adjournment
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Homeownership

Not Enacted

LD 2077	An Act to Reduce the Cost of Purchasing a Home by Providing Grants to Reduce Mortgage Rates	Died On Adjournment
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Housing Construction / Development

Enacted

LD 2057	An Act to Support Rehabilitation and Development of Affordable Housing	PUBLIC 614
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LD 2079	An Act to Amend the Laws Governing Municipal Reporting on Residential Buildings	PUBLIC 591
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LD 2224	An Act to Reduce Certain Costs Associated with Residential Construction	PUBLIC 657
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LD 2225	An Act to Support Municipal Enforcement of Residential Construction Laws, Codes and Regulations	PUBLIC 736
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Not Enacted

LD 1167	Resolve, to Create a Pilot Program to Assist Nonprofit Housing Developers in Rehabilitating Existing Aging Housing Stock for First-time Home Buyers	Died On Adjournment
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LD 1247	An Act to Restrict Municipal Ordinance Requirements Regarding Housing Developments	ONTP
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LD 1921	Resolve, to Establish the Commission to Study Pathways to Increase Efficiency in Resolving Legal Disputes Involving Housing Development Projects	Died On Adjournment
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LD 1926	An Act to Require Increased Housing Density or Lower Minimum Lot Sizes for Workforce Housing	ONTP
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LD 2164	An Act to Assist Communities with Converting Vacant School Buildings into Housing	Died On Adjournment
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LD 2230	An Act to Invest in the Construction of Industrialized Housing	Died On Adjournment
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Land Use Ordinances

Enacted

LD 2143	An Act Facilitating the Reconstruction or Replacement of Storm-damaged Commercial Fisheries Facilities and Infrastructure	PUBLIC 648
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LD 2173 An Act to Update the Laws Regarding Housing Developments and Accessory Dwelling Units PUBLIC 733

**Not
Enacted**

LD 1926 An Act to Require Increased Housing Density or Lower Minimum Lot Sizes for Workforce Housing ONTP

Maine Development Foundation

**Not
Enacted**

LD 629 An Act to Restore Matching Funding to the Maine Development Foundation Died On Adjournment

Maine State Housing Authority

Enacted

LD 2127 An Act to Increase the Cap on Bonds Issued by the Maine State Housing Authority to Reflect Current Housing Production Needs in the State PUBLIC 700

Manufactured Housing / Mobile Home

Enacted

LD 2149 An Act to Protect Affordability in Mobile Home Parks and Manufactured Housing Communities PUBLIC 688

LD 2231 An Act to Support Owners of Manufactured Housing, Mobile Homes and Tiny Homes PUBLIC 691

**Not
Enacted**

LD 255 An Act to Support Mobile Home Residents in Purchasing Their Mobile Home Parks Died On Adjournment

LD 2229 An Act Regarding Municipal Inspection of the Electrical and Plumbing Components of a Manufactured Home ONTP

Miscellaneous

Enacted

LD 760 Resolve, to Establish the Commission to Study the Need to Codify or Recodify Laws Regarding Residential Community Ownership Associations by Adopting the Uniform Common Interest Ownership Act RESOLVE 167

LD 876 An Act to Support the Maine Service Fellows Program PUBLIC 754

LD 916 An Act to Promote Investment in Housing PUBLIC 682

LD 1106 An Act to Provide Funds for the Redevelopment of the Island Nursing Home in Hancock County into Affordable Senior Housing PUBLIC 758

LD 2097 An Act to Modify the Law Governing Revocation of a Code Enforcement Officer's Certification PUBLIC 684

LD 2149 An Act to Protect Affordability in Mobile Home Parks and Manufactured Housing Communities PUBLIC 688

**Not
Enacted**

LD 1921 Resolve, to Establish the Commission to Study Pathways to Increase Efficiency in Resolving Legal Disputes Involving Housing Development Projects Died On Adjournment

Public Infrastructure

**Not
Enacted**

LD 287 An Act to Require and Encourage Safe and Interconnected Transportation Construction Projects Minority (ONTP) Report

Rent Control

**Not
Enacted**

LD 1806 An Act to Create a Residential Rental Unit Registry Majority (ONTP) Report

Site Location of Development

Enacted

LD 128 An Act to Support Permitting of Certain Multifamily Housing Developments Under the Site Location of Development Laws PUBLIC 554

Subdivisions

Enacted

LD 161 Resolve, Directing the Maine Office of Community Affairs to Convene a Working Group Tasked with a Comprehensive Overhaul and Modernization of Maine's Subdivision Laws RESOLVE 137

LD 1999 An Act to Exclude Agricultural Leases from the Definition of "Subdivision" Under the Planning and Land Use Regulation Laws PUBLIC 557

Tax Credits

**Not
Enacted**

LD 195 An Act to Create the Small Business Capital Savings Account Program Died On Adjournment

LD 1812 An Act to Establish the Loans for Trade Tools Program Died On Adjournment

Housing and Economic Development

LD 1865	Resolve, to Create a Tax Incentive Pilot Project to Encourage Businesses to Adopt a 4-day Workweek	Died Between Houses
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Tax Expenditures

Not Enacted	LD 195	An Act to Create the Small Business Capital Savings Account Program	Died On Adjournment
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Workforce Investment and Development

Not Enacted	LD 967	An Act to Reinvigorate Maine's Workforce and Ensure Student Job Readiness by Providing Funds for the Career Exploration Program	Died On Adjournment
	LD 1812	An Act to Establish the Loans for Trade Tools Program	Died On Adjournment
	LD 1926	An Act to Require Increased Housing Density or Lower Minimum Lot Sizes for Workforce Housing	ONTP

Zoning

Enacted	LD 2173	An Act to Update the Laws Regarding Housing Developments and Accessory Dwelling Units	PUBLIC 733
Not Enacted	LD 1247	An Act to Restrict Municipal Ordinance Requirements Regarding Housing Developments	ONTP
	LD 1926	An Act to Require Increased Housing Density or Lower Minimum Lot Sizes for Workforce Housing	ONTP

DIGEST OF BILLS
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Joint Standing Committee on Housing and Economic Development

Committee	LD	Title	Sponsor	Committee Vote	Disposition	Law	Ch #	Analyst Note
HED	128	An Act to Support Permitting of Certain Multifamily Housing Developments Under the Site Location of Development Laws	Pierce, Teresa	OTP-AM	Enacted	PL	554	
HED	161	Resolve, Directing the Maine Office of Community Affairs to Convene a Working Group Tasked with a Comprehensive Overhaul and Modernization of Maine's Subdivision Laws	Ducharme, Jack	OTP-AM	Finally Passed	Resolve	137	
HED	195	An Act to Create the Small Business Capital Savings Account Program	Stewart, Trey	OTP-AM/ONTP	Died On Adjournment			
HED	255	An Act to Support Mobile Home Residents in Purchasing Their Mobile Home Parks	Baldacci, Joseph	OTP-AM/ONTP	Died On Adjournment			
HED	287	An Act to Require and Encourage Safe and Interconnected Transportation Construction Projects	Lee, Adam	OTP-AM/ONTP	Accepted Minority (ONTP) Report			
HED	292	An Act to Implement the Automotive Right to Repair Working Group Recommendations	Collamore, Amanda	ONTP	Ought Not to Pass Pursuant to Joint Rule 310			
HED	364	Resolve, Directing the Maine Office of Community Affairs to Submit Legislation and Take Other Actions to Effectuate the Transition of Responsibility for Regulating Manufactured Housing Communities and the Construction and Installation of Manufactured Homes from the Manufactured Housing Board to the Maine Office of Community Affairs	Curry, Chip	OTP-AM	Finally Passed	Resolve	171	
HED	629	An Act to Restore Matching Funding to the Maine Development Foundation	Roberts, Tiffany	OTP-AM	Died On Adjournment			
HED	641	An Act to Support Diversion Efforts to Prevent Homelessness in Maine	Malon, II, Marc	OTP-AM/ONTP	Died On Adjournment			
HED	748	An Act to Increase Bridging Rental Assistance Program Housing Voucher Funding to Reduce the Current Partial Waiting List and Increase Housing Vouchers for Persons Living with Mental Health Challenges	Golek, Cheryl	OTP-AM/ONTP	Died On Adjournment			

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Joint Standing Committee on Housing and Economic Development

Committee	LD	Title	Sponsor	Committee Vote	Disposition	Law	Ch #	Analyst Note
HED	760	Resolve, to Establish the Commission to Study the Need to Codify or Recodify Laws Regarding Residential Community Ownership Associations by Adopting the Uniform Common Interest Ownership Act	Lawrence, Mark	OTP-AM/OTP-AM	Finally Passed	Resolve	167	
HED	876	An Act to Support the Maine Service Fellows Program	Rielly, Morgan	OTP-AM	Enacted	PL	754	
HED	916	An Act to Promote Investment in Housing	Gere, Traci	OTP-AM	Enacted	PL	682	
HED	967	An Act to Reinvigorate Maine's Workforce and Ensure Student Job Readiness by Providing Funds for the Career Exploration Program	Eder, John	OTP-AM	Died On Adjournment			
HED	996	An Act to Create the Weatherization Plus Program and Weatherization Plus Fund	Malon, II, Marc	OTP-AM/ONTP	Died On Adjournment			
HED	1106	An Act to Provide Funds for the Redevelopment of the Island Nursing Home in Hancock County into Affordable Senior Housing	Eaton, Holly	OTP-AM/ONTP	Enacted	PL	758	
HED	1167	Resolve, to Create a Pilot Program to Assist Nonprofit Housing Developers in Rehabilitating Existing Aging Housing Stock for First-time Home Buyers	McCabe, Julie	OTP-AM	Died On Adjournment			
HED	1226	An Act to Protect Consumers by Licensing Residential Building Contractors	Roberts, Tiffany	OTP-AM/OTP-AM	Died On Adjournment			
HED	1228	An Act to Clarify Certain Terms in and to Make Other Changes to the Automotive Right to Repair Laws	Roberts, Tiffany	OTP-AM/OTP-AM	Veto Sustained			
HED	1247	An Act to Restrict Municipal Ordinance Requirements Regarding Housing Developments	Gere, Traci	ONTP	Ought Not to Pass Pursuant to Joint Rule 310			
HED	1336	An Act to Establish the Maine-Aomori Sister-state Advisory Council	Sato, Ellie	OTP-AM	Enacted	PL	500	
HED	1500	An Act to Establish the Maine Community Development Financial Institution Fund to Support Small Businesses, Rural Economic Development and Affordable Housing	Sachs, Melanie	OTP-AM	Enacted	PL	502	
HED	1522	An Act to Establish the Maine Eviction Prevention Program	Rana, Ambureen	OTP-AM/ONTP	Died On Adjournment			
HED	1643	An Act to Establish the Maine Life Sciences Innovation Center	Pierce, Teresa	OTP-AM/OTP-AM	Enacted	PL	643	

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Committee	LD	Title	Sponsor	Committee Vote	Disposition	Law	Ch #	Analyst Note
HED	1806	An Act to Create a Residential Rental Unit Registry	Rana, Ambureen	ONTP/OTP-AM	Accepted Majority (ONTP) Report			
HED	1812	An Act to Establish the Loans for Trade Tools Program	White, Russell	OTP-AM	Died On Adjournment			
HED	1865	Resolve, to Create a Tax Incentive Pilot Project to Encourage Businesses to Adopt a 4-day Workweek	Bennett, Richard	OTP-AM/ONTP	Died Between Houses			
HED	1894	Resolve, to Establish the Commission to Study Consumer Grocery Pricing Fairness	Sayre, Dan	OTP-AM/ONTP	Died On Adjournment			
HED	1908	An Act to Require the Cooperation of Original Manufacturers of Electronic Devices to Facilitate the Repair of Those Devices by Device Owners and Independent Repair Providers	Tipping, Michael	OTP-AM/OTP-AM	Died Between Houses			
HED	1910	An Act to Strengthen Housing Stability Services by Increasing Support and Outreach	Talbot Ross, Rachel	OTP-AM/ONTP	Died On Adjournment			
HED	1921	Resolve, to Establish the Commission to Study Pathways to Increase Efficiency in Resolving Legal Disputes Involving Housing Development Projects	Gere, Traci	OTP-AM/ONTP	Died On Adjournment			
HED	1926	An Act to Require Increased Housing Density or Lower Minimum Lot Sizes for Workforce Housing	Stover, Holly	ONTP	Ought Not to Pass Pursuant to Joint Rule 310			
HED	1943	Resolve, to Establish a Commission to Study the Role of Private Equity in Maine's Economy and in Key Economic Sectors	Pugh, Dylan	OTP-AM/ONTP	Died On Adjournment			
HED	1995	An Act to Require the Maine Office of Community Affairs to Establish a Technical Assistance Materials Hub	Curry, Chip	OTP-AM/ONTP	Enacted	PL	556	
HED	1999	An Act to Exclude Agricultural Leases from the Definition of "Subdivision" Under the Planning and Land Use Regulation Laws	Brenner, Stacy	OTP-AM/ONTP	Enacted	PL	557	
HED	2057	An Act to Support Rehabilitation and Development of Affordable Housing	Curry, Chip	OTP-AM/OTP-AM	Enacted	PL	614	
HED	2077	An Act to Reduce the Cost of Purchasing a Home by Providing Grants to Reduce Mortgage Rates	Farrin, Wayne	OTP-AM/ONTP	Died On Adjournment			

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Joint Standing Committee on Housing and Economic Development

Committee	LD	Title	Sponsor	Committee Vote	Disposition	Law	Ch #	Analyst Note
HED	2079	An Act to Amend the Laws Governing Municipal Reporting on Residential Buildings	Gere, Traci	OTP/ONTP	Enacted	PL	591	
HED	2097	An Act to Modify the Law Governing Revocation of a Code Enforcement Officer's Certification	Gere, Traci	OTP-AM/ONTP	Enacted	PL	684	
HED	2104	An Act to Clarify Contractual Rights of Personal Sports Mobile Dealers	Julia, Cassie	OTP-AM	Enacted	PL	592	
HED	2124	An Act to Support Emergency Shelter Funding Using Revenue from the Real Estate Transfer Tax	Gattine, Drew	OTP-AM/OTP-AM	Enacted	PL	729	
HED	2127	An Act to Increase the Cap on Bonds Issued by the Maine State Housing Authority to Reflect Current Housing Production Needs in the State	Curry, Chip	OTP-AM	Enacted	PL	700	
HED	2143	An Act Facilitating the Reconstruction or Replacement of Storm-damaged Commercial Fisheries Facilities and Infrastructure	Daughtry, Matthea	OTP	Enacted	PL	648	
HED	2149	An Act to Protect Affordability in Mobile Home Parks and Manufactured Housing Communities	Reny, Cameron	OTP-AM	Enacted	PL	688	
HED	2156	An Act to Provide for the 2026 and 2027 Allocations of the State Ceiling on Private Activity Bonds	Curry, Chip	OTP-AM	Enacted	P&S	19	
HED	2164	An Act to Assist Communities with Converting Vacant School Buildings into Housing	Gere, Traci	OTP-AM/ONTP	Died On Adjournment			
HED	2173	An Act to Update the Laws Regarding Housing Developments and Accessory Dwelling Units	Collamore, Amanda	OTP-AM	Enacted	PL	733	
HED	2182	An Act to Implement a Recommendation of the Commission to Recommend Methods for Preventing Deed Fraud in the State		ONTP	Ought Not to Pass Pursuant to Joint Rule 310			
HED	2211	An Act Implementing the Recommendations of the Automotive Right to Repair Working Group	Curry, Chip	OTP/OTP-AM	Enacted	PL	660	
HED	2216	An Act to Establish the Maine Blue Economy Center		OTP-AM/ONTP	Enacted	PL	735	
HED	2224	An Act to Reduce Certain Costs Associated with Residential Construction		OTP-AM/ONTP	Enacted	PL	657	
HED	2225	An Act to Support Municipal Enforcement of Residential Construction Laws, Codes and Regulations		OTP-AM/ONTP	Enacted	PL	736	

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Committee	LD	Title	Sponsor	Committee Vote	Disposition	Law	Ch #	Analyst Note
HED	2229	An Act Regarding Municipal Inspection of the Electrical and Plumbing Components of a Manufactured Home		ONTP	Ought Not to Pass Pursuant to Joint Rule 310			
HED	2230	An Act to Invest in the Construction of Industrialized Housing		OTP-AM/ONTP	Died On Adjournment			
HED	2231	An Act to Support Owners of Manufactured Housing, Mobile Homes and Tiny Homes		OTP-AM/OTP-AM	Enacted	PL	691	

**JOINT STANDING COMMITTEE ON
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LD 128 An Act to Support Permitting of Certain Multifamily Housing Developments Under the Site Location of Development Laws

Public Law 2025, chapter 554 amends the definition of “subdivision” for the purposes of the site location of development laws in the Maine Revised Statutes, Title 38, chapter 3, subchapter 1, article 6, to include a parcel of land divided into 15 or more lots in any five year period when all lots are for single detached residential housing structures containing up to four dwelling units, with or without one accessory dwelling unit. It excludes land or water areas located within lots used solely for single detached residential housing structures containing up to four dwelling units, with or without one accessory dwelling unit, from the 20-acre threshold calculation in the site location of development laws. It clarifies that rules adopted by the Department of Environmental Protection under the site location of developments laws are routine technical rules as defined in the Maine Revised Statutes, Title 5, chapter 375, subchapter 2-A.

LD 161 Resolve, Directing the Maine Office of Community Affairs to Convene a Working Group Tasked with a Comprehensive Overhaul and Modernization of Maine's Subdivision Laws

Resolve 2025, chapter 137 directs the Maine Office of Community Affairs to convene a working group that includes representatives from the Department of Agriculture, Conservation and Forestry and the Department of Environmental Protection to overhaul and modernize Maine's subdivision laws found in the Maine Revised Statutes, Title 12, chapter 206-A; Title 30-A, chapter 187, subchapter 4; and Title 38, chapter 3, subchapter 1, article 6. In consultation with persons with knowledge of and experience with the State’s subdivision laws, the working group is required, within existing resources, to complete the following tasks.

1. It must develop recommendations on how to overhaul and consolidate the subdivision laws in a manner that reduces inconsistencies and ambiguities.
2. It must develop recommendations on how to streamline the application processes under the subdivision laws.
3. It must identify policy conflicts, opportunities to clarify policies and ways to promote improved outcomes for housing, economic development, conservation and other matters.
4. It must draft a work plan on how it will accomplish the first three tasks and solicit public comments on the draft.
5. It must submit a final work plan to the joint standing committee of the 132nd Legislature having jurisdiction over housing matters by November 4, 2026 and the joint standing committee of the 133rd Legislature having jurisdiction over housing matters by January 1, 2027.

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6. It must submit a report with its findings, recommendations and any suggested legislation to the joint standing committees of the Legislature having jurisdiction over subdivision law matters. The report is due by February 15, 2027.

If the working group is unable to achieve consensus on any issue identified in its work, the working group must include in its required report an explanation of the issue, the possible solutions to the issue and the areas of disagreement.

The committees that receive the report are authorized to introduce legislation related to the report to the 133rd Legislature in 2027.

LD 364 Resolve, Directing the Maine Office of Community Affairs to Submit Legislation and Take Other Actions to Effectuate the Transition of Responsibility for Regulating Manufactured Housing Communities and the Construction and Installation of Manufactured Homes from the Manufactured Housing Board to the Maine Office of Community Affairs

Resolve 2025, chapter 171 requires the Maine Office of Community Affairs to develop legislation that updates the laws regulating manufactured housing communities and the construction and installation of manufactured housing governed by the Maine Revised Statutes, Title 10, chapters 951 and 953. In developing the legislation, the office is required to reduce conflicts and ambiguities in the existing law with a focus on placing the State in a better position to increase the supply of manufactured housing and industrialized housing in the State and to better balance the rights and responsibilities of owners and residents of manufactured housing communities. The Office of Policy and Legal Analysis and the Office of the Revisor of Statutes must assist the office with the technical drafting of the legislation for submission to the First Regular Session of the 133rd Legislature.

The law also requires the Maine Office of Community Affairs to take all steps necessary to be authorized by the United States Department of Housing and Urban Development to act as the state administrative agency pursuant to 24 Code of Federal Regulations, Part 3282, Subpart G and 42 United States Code, Sections 5401 to 5426 and to submit a report to the joint standing committee of the Legislature having jurisdiction over housing matters by January 1, 2027, with specifics on the status of this authorization.

Resolve 2025, chapter 171 was enacted to further effectuate Public Law 2025, chapter 650, Part RRR, An Act Making Supplemental Appropriations and Allocations from the General Fund and Other Funds for the Expenditures of State Government and Changing Certain Provisions of the Law Necessary to the Proper Operations of State Government for the Fiscal Years Ending June 30, 2026 and June 30, 2027. Part RRR transferred responsibility for oversight and regulation of manufactured housing communities and the construction and installation of manufactured housing from the Manufactured Housing Board in the Department of Professional and Financial Regulation to the Maine Office of Community Affairs.

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LD 760 Resolve, to Establish the Commission to Study the Need to Codify or Recodify Laws Regarding Residential Community Ownership Associations by Adopting the Uniform Common Interest Ownership Act

Resolve 2025, chapter 167 establishes the Commission to Study the Need to Codify or Recodify Laws Regarding Residential Community Ownership Associations by Adopting the Uniform Common Interest Ownership Act. The 12-member commission is directed to review data on existing condominium and noncondominium community ownership associations in the State, review state statutes and case law that affect condominium and noncondominium community ownership association developments, review efforts in other states to address problems with community ownership associations and consider the adoption of the Uniform Common Interest Ownership Act. The commission must seek funding contributions to fully fund the costs of the study within 30 days of the resolve's effective date. Funding is subject to approval by the Legislature Council. If funded, the commission must submit a report to the joint standing committee of the Legislature having jurisdiction over housing and economic development matters by December 1, 2026 with its findings and recommendations, including suggested legislation. The committee may submit legislation related to the report to the 133rd Legislature in 2027.

LD 876 An Act to Support the Maine Service Fellows Program

Public Law 2025, chapter 754 provides a one-time allocation of \$90,000 in fiscal year 2026-27 for three program fellows to participate in the Maine Service Fellows Program.

LD 916 An Act to Promote Investment in Housing

Public Law 2025, chapter 682 establishes the Middle-income Housing Support Program and Middle-income Housing Support Fund in the Maine State Housing Authority. The program will provide loans or grants for the capital costs to construct new dwelling units or rehabilitate existing dwelling units. The dwelling units must be available for rent or ownership by individuals or households whose income does not exceed 200% of the area median income based on income limits published by the United States Department of Housing and Urban Development. Dwelling units must be available for rent by individuals and households whose income is at or below 120% of the area median income and for ownership by individuals and households whose income is at or below 180% of the area median income.

LD 1106 An Act to Provide Funds for the Redevelopment of the Island Nursing Home in Hancock County into Affordable Senior Housing

Public Law 2025, chapter 758 appropriates \$250,000 to the Maine State Housing Authority to support the conversion of the Island Nursing Home in Hancock County into 24 apartments for individuals 55 years of age or older whose household income does not exceed 80% of the median income for the area. It requires the authority to submit a report to the joint standing committee of the Legislature having jurisdiction over appropriations and financial affairs matters regarding the

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conversion of the nursing home. The report must include the following information on the conversion: a breakdown of how funds have been used to date; a progress update on the conversion; and a financial summary of additional funds raised and any additional funding needs. The report is due within 12 months of the authority receiving the \$250,000 general fund appropriation.

LD 1336 An Act to Maine-Aomori Sister-state Advisory Council

Public Law 2025, chapter 500 establishes the Maine-Aomori Sister-state Advisory Council to promote and cultivate a cooperative sister-state relation between the State and the Prefecture of Aomori, Japan, in order to benefit the citizens of the sister states. The council consists of the president of the Maine International Traded Center, or the president's designee, and 11 members appointed by the Governor. The council must submit an annual report to the Governor and the joint standing committee of the Legislature having jurisdiction over economic development matters. The report must include recommendations the council considers appropriate to effectuate its purpose.

Public Law 2025, chapter 500 was finally enacted in both the House and Senate prior to the adjournment sine die of the First Special Session in 2025 but was not signed by the Governor. Pursuant to the Constitution of Maine, Public Law 2025, chapter 500 became law without the Governor's signature on January 11, 2026.

Public Law 2025, chapter 500 was subsequently amended by Public Law 2025, chapter 757 to change the date by which the council's first annual report to the Governor and the Legislature is due from February 1, 2026 to February 1, 2027.

LD 1500 An Act to Establish the Maine Community Development Financial Institution Fund to Support Small Businesses, Rural Economic Development and Affordable Housing

Public Law 2025, chapter 502 establishes the Maine Community Development Financial Institution Fund and the Maine Community Development Financial Institution Program within the Department of Economic and Community Development. The program provides loans and grants to community development financial institutions to provide financing to underserved communities in Maine.

Public Law 2025, chapter 502 was finally enacted in both the House and Senate prior to the adjournment sine die of the First Special Session in 2025 but was not signed by the Governor. Pursuant to the Constitution of Maine, Public Law 2025, chapter 502 became law without the Governor's signature on January 11, 2026.

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LD 1643 An Act to Establish the Maine Life Sciences Innovation Center

Public Law 2025, chapter 643 establishes the Maine Life Sciences Innovation Center within the Maine Technology Institute to support life sciences innovation, research, entrepreneurship and workforce development in the State. The law directs the center to submit an interim report to the joint standing committee of the Legislature having jurisdiction over economic development matters no later than 180 days after all members of the center have been appointed.

Public Law 2025, chapter 643 permanently establishes in law the Maine Life Sciences Innovation Center that was previously established by the Governor by executive order and does not establish a separate, duplicative entity.

LD 1995 An Act to Require the Maine Office of Community Affairs to Establish a Technical Assistance Materials Hub

Public Law 2025, chapter 556 requires the Maine Office of Community Affairs to establish and maintain a technical assistance materials hub on its publicly accessible website as a centralized source of information for Maine communities engaged in planning for such matters as housing development and climate resiliency. The office is required to regularly update the hub.

LD 1999 An Act to Exclude Agricultural Leases from the Definition of “Subdivision” Under the Planning and Land Use Regulation Laws

Public Law 2025, chapter 557 excludes from the definition of “subdivision” under the planning and land use regulation laws in the Maine Revised Statutes, Title 30-A, a lease of a tract or parcel of land or a portion of a tract or parcel of land that is used primarily for farming or ranching and that does not convey fee simple ownership or allow for the construction of permanent residential dwellings.

LD 2057 An Act to Support Rehabilitation and Development of Affordable Housing

Public Law 2025, chapter 614 expands the ability of the Maine State Housing Authority to make construction loans to support any program authorized under the chapter of the Maine Revised Statutes, Title 30-A that governs the authority. Under prior law, construction loans were limited to projects for the purpose of land development and the construction of housing units or housing projects for persons of low income. The law also removes the requirement that a financial institution in the State participate in the construction loan.

LD 2079 An Act to Amend the Laws Governing Municipal Reporting on Residential Buildings

Public Law 2025, chapter 591 amends the information municipalities with 4,000 or more residents must provide to the Maine Office of Community Affairs on residential housing in the municipality

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and the due date for the information. The law also directs the office to encourage municipalities with fewer than 4,000 residents to voluntarily report the information.

LD 2097 An Act to Modify the Law Governing Revocation of a Code Enforcement Officer's Certification

Public Law 2025, chapter 684 establishes criteria and a process by which the Maine Office of Community Affairs may investigate complaints against code enforcement officers and take action or impose sanctions in proportion to the nature of the complaint. Information and documentation acquired by the office in response to a complaint is confidential unless disclosure is required in a hearing or court proceeding related to the complaint. The law also allows the Maine Office of Community Affairs to extend a code enforcement officer's certification for up to 24 months between July 20, 2026 and July 20, 2028.

LD 2104 an Act to Clarify Contractual Rights of Personal Sports Mobile Dealers

Public Law 2025, chapter 592 modifies the provisions of law governing contractual relationships between manufacturers of personal sports mobiles and personal sports mobile dealers as follows.

1. It requires that manufacturers allocate new personal sports mobiles to dealers in a manner that is fair and equitable for each model of new personal sports mobile.
2. It provides that it is prima facie evidence that a determination to terminate a contractual relationship with a dealer based on poor sales performance or poor market penetration is not made with good cause when prior to the determination the manufacturer failed to provide the dealer a fair and adequate supply and mix of new personal sports mobiles.
3. It clarifies that the sale of new personal sports mobiles does not require an existing dealer to enter into a separate agreement with the manufacturer but the manufacturer may require the dealer to purchase necessary parts, tools, equipment and promotional materials and participate in necessary trainings.
4. It clarifies what behavior on the part of a manufacturer is considered coercion with respect to a dealer and provides a process by which a dealer may protest against any modifications to the dealer's franchise or contractual agreement made or proposed by the manufacturer through coercion.
5. It prohibits a manufacturer from requiring any substantial alterations or renovations to a personal sports mobile dealership's premises without written assurance of a sufficient supply of new personal sports mobiles to justify an expansion or from requiring a dealership to use a specific product or service provider unless the manufacturer reimburses the dealer for a substantial portion of the cost.

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6. It adds facilities renovation and market area penetration to the devices that a manufacturer may not use to lower the price of a personal sports mobile sold to a dealer causing the price to be lower than the price offered to any other dealer.
7. It requires that a manufacturer must provide written notice to a dealer no less than 180 days prior to the effective date of a termination, cancellation, nonrenewal or noncontinuance of a franchise agreement instead of only 90 days as required under current law.
8. It clarifies a dealer's rights when choosing to cancel, terminate, decline to renew or refuse to continue a franchise relationship.
9. It repeals and replaces the warranty section that governs certain duties and reimbursement for the cost of parts and labor by a franchisor to a franchisee, as it relates to a warranty or recall created by the franchisor.

LD 2124 An Act to Support Emergency Shelter Funding Using Revenue from the Real Estate Transfer Tax

Public Law 2025, chapter 729 requires the State Controller to credit to the Maine State Housing Authority's shelter operating subsidy program \$1,012,617 in fiscal year 2026-27 from the portion of the real estate transfer tax paid to the Maine State Housing Authority for the Housing Production Fund as required under existing law.

LD 2127 An Act to Increase the Cap on Bonds Issued by the Maine State Housing Authority to Reflect Current Housing Production Needs in the State

Public Law 2025, chapter 700 increases from \$3,000,000,000 to \$4,000,000,000 the cap on certain mortgage purchase bonds issued by the Maine State Housing Authority.

LD 2143 An Act Facilitating the Reconstruction or Replacement of Storm-damaged Commercial Fisheries Facilities and Infrastructure

Public Law 2025, chapter 648 amends the provisions of law governing a municipal board of appeals' authority to issue variances to local ordinances. The law provides that a petitioner seeking a variance from a municipal ordinance to make repairs to the person's dock, pier or wharf or structure thereon does not have to meet the requirement that the person's land cannot yield a reasonable return unless the variance is granted, as long as the dock, pier or wharf or structure thereon sustained substantial damage and is to be reconstructed or replaced for a functionally dependent use as defined in 44 Code of Federal Regulations, Section 59.1.

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LD 2149 An Act to Protect Affordability in Mobile Home Parks and Manufactured Housing Communities

Public Law 2025, chapter 688 makes the following changes to the laws imposing a transfer assessment fee on the purchaser of a manufactured housing community or mobile home park.

1. It adds an exemption from the transfer assessment fee for the purchase of a manufactured housing community or mobile home park from a family member or trust of which the beneficiary is a family member. It moves from the Department of Professional and Financial Regulation to the Maine State Housing Authority the rule-making authority governing the establishment of a method to determine the net worth of an entity claiming an exemption from the transfer assessment fee.
2. It increases the net worth exemption to the transfer assessment fee from \$50,000,000 to \$75,000,000 and defines “affiliated and related entities” for purposes of determining net worth.
3. It expands the exemption from the transfer fee assessment for municipal housing authorities to include any affiliate under the control of a municipal housing authority.
4. It establishes liability for damages for a person that knowingly or intentionally fails to pay the transfer assessment fee.

The law amends Maine’s Tax Code provisions that allow the federally adjusted gross income of a corporation or residential individual to be reduced by capital gains recognized on the sale to a cooperative affordable housing corporation, a municipal housing authority or an affiliate of a municipal housing authority of an ownership interest greater than 50% in a businesses that provides housing. The law expands the allowed deduction to include the sale of an ownership interest greater than 50% in real estate for which the primary purpose is housing when the property consists of one or more mobile home parks or manufactured housing communities.

Public Law 2025, chapter 688 also allows the Maine State Housing Authority to use up to 5% of the Manufactured Housing Community and Mobile Home Park Preservation and Assistance Fund to pay administrative costs associated with the use of outside contractors to accomplish the purpose of the fund.

LD 2156 An Act to Provide for the 2026 and 2027 Allocations of the State Ceiling on Private Activity Bonds

Private and Special Law 2025, chapter 19 establishes the allocations of the state ceiling on issuance of tax-exempt private activity bonds for calendar years 2026 and 2027 among the state-level issuers of tax-exempt bonds. The law also specifies the amounts and sources of the bond cap that were previously unallocated and amounts and sources that are now reallocated in the sections pertaining to the Finance Authority of Maine and the Maine State Housing Authority.

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LD 2173 An Act to Update the Laws Regarding Housing Developments and Accessory Dwelling Units

Public Law 2025, chapter 733 does the following.

1. It clarifies that an accessory dwelling unit is required to have fire suppression sprinklers when the unit is located within or attached to a mixed-use or nonresidential building or when sprinkler protection is otherwise required.
2. It amends the law governing rate of growth ordinances to specify that the limitations on those ordinances apply only to ordinances that affect designated growth areas and also changes some of the limitations applicable to ordinances affecting designated growth areas.
3. It clarifies that a municipality may enact rate of growth ordinances for areas outside a designated growth area.
4. It adds a requirement under the provision of law governing affordable housing density that to be eligible for an additional height allowance, an affordable housing development must be approved by the Office of the State Fire Marshal or a registered municipality under the Maine Revised Statutes, Title 25, section 2448-A and not a municipal fire official or designee.
5. It restricts the additional height allowance under the law regulating affordable housing density to a total building height of 55 feet.
6. It replaces the phrase “public, special district or other comparable sewer system” found in prior law governing affordable housing density, accessory dwelling units and density and lot size requirements for residential areas, with the term “public sewer system” and defines the term.
7. It replaces the phrase “public, special district or other centrally managed water system” found in prior law governing affordable housing density, accessory dwelling units and density and lot size requirements, with the phrase “water system delivering water drawn from a public water source as defined in Title 22, section 2641.”
8. It allows a municipality to adopt an ordinance to exempt, from the affordable housing density requirements, accessory dwelling unit requirements and density and lot size requirements for residential areas, lots or portions of lots within areas in the municipality that are identified as areas in a coastal barrier, areas in a coastal sand dune system and areas in a special flood hazard area.
9. It corrects conflicts in Title 30-A, section 4364, subsection 2 and section 4364-A, subsection 1 created by Public Law 2025, chapters 385 and 388 by repealing the conflicting provisions and replacing them with the chapter 385 versions, modified to remove the requirement that an affordable housing development must comply with the minimum lot size requirements in Title 12, chapter 423-A and to update terminology.
10. It changes the minimum lot size and density limits in certain areas in a municipality.

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11. It clarifies that planning board approval is not required for accessory dwelling units or solely because a project proposes to establish four or fewer dwelling units within a single structure on a lot.
12. It limits when an accessory dwelling unit in a residential use area must be allowed to situations in which the accessory dwelling unit is located on the same lot as a single-family dwelling or a two-unit or three-unit residential structure.
13. It subjects a family child care provider or small child care facility located in an area zoned for residential purposes to the same zoning requirements as a single-family dwelling unit.
14. It pauses the application of Public Law 2025, chapters 288, 374 and 385 from the effective date of chapter 733 until July 1, 2027.

LD 2211 An Act Implementing the Recommendations of the Automotive Right to Repair Working Group

Public Law 2025, chapter 660 amends the automotive right to repair law to implement the recommendations of the automotive right to repair working group established pursuant to Resolve 2023, chapter 171 in the following ways.

1. It repeals the provision that established an independent entity and instead establishes the Motor Vehicle Right to Repair Commission, which is charged with, among other things, monitoring and assessing implementation of and motor vehicle manufacturers' compliance with the requirements of the automotive right to repair law.
2. It corrects a provision in current law that applies only to motor vehicles with a model year of 2002 by clarifying that the provision applies to motor vehicles with a model year of 2002 or later.
3. It replaces the term "authorized independent repair shop," with the term "owner-authorized independent repair facility," which means an independent repair facility that has been authorized by a motor vehicle owner to receive or access diagnostic and repair information or other mechanical data pertaining to the owner's vehicle in order to repair it.
4. It establishes a new deadline of September 1, 2027 for motor vehicle manufacturers to comply with the requirement that vehicles sold in this State be equipped with inter-operable and standardized owner-authorization access platforms.
5. It makes changes to the provision in current law governing enforcement by removing language that requires the Attorney General to bring any action or proceeding necessary to enforce the law upon notice from the independent entity that the right to repair law may have been violated and replaces it with language that allows but doesn't require the Attorney General to bring an action when the Attorney General receives a referral from the Motor Vehicle Right to Repair

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Commission or otherwise has reason to believe the right to repair law may have been violated. It also provides that the Attorney General may seek injunctive relief and a civil penalty of not more than \$10,000 per violation.

6. It clarifies that in cases when the law requires motor vehicle manufacturers to share data or access to data with motor vehicle owners and owner-authorized independent repair facilities, those manufacturers are required to provide the same data or provide access to the same extent as provided to the manufacturers' authorized repair shops.
7. It excludes commercial motor vehicles and heavy duty vehicles having a gross vehicle weight rating of more than 14,000 pounds from the law.

LD 2216 An Act to Establish the Maine Blue Economy Center

Public Law 2025, chapter 735 establishes the Maine Blue Economy Center within the Maine Technology Institute to serve as the State's central coordinating entity for blue economy sector initiatives and to support the sustainable development of ocean-based industries. Before the center's annual reporting begins in 2027, the law directs the center to submit an interim report within 60 days after all members have been appointed to its board of directors to the joint standing committee of the Legislature having jurisdiction over economic development matters and provides a \$160,000 one-time transfer from the Other Special Revenue Funds account within the Department of the Attorney General to support the operations of the center.

LD 2224 An Act to Reduce Certain Costs Associated with Residential Construction

Public Law 2025, chapter 657 makes changes to address certain statutory requirements associated with residential construction.

1. It directs the Department of Public Safety, Office of the State Fire Marshal to update state standards to comply with the 2025 edition of the National Fire Protection Association 72: National Fire Alarm and Signaling Code.
2. It directs the Department of Public Safety, Office of the State Fire Marshal to convene a working group to study the costs and life safety impacts of residential fire sprinklers and limited use limited application elevators and to submit a report on the stakeholder group's findings and recommendations, including proposed legislation, to the joint standing committee of the Legislature having jurisdiction over housing matters.
3. It directs the Director of the Office of Professional and Occupational Regulation within the Department of Professional and Financial Regulation to report by January 15, 2027 to the joint standing committee of the Legislature having jurisdiction over housing matters on the status of the adoption of rules for the elevator and tramway safety program.

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4. It directs the Technical Building Codes and Standards Board to initiate rulemaking to remove any requirement in the Maine Uniform Building and Energy Code for smoke and draft protection assemblies for elevator hoistway doors and remove requirements for 2-way emergency video communication systems in elevators.

LD 2225 An Act to Support Municipal Enforcement of Residential Construction Laws, Codes and Regulations

Public Law 2025, chapter 736 implements the recommendations of the working group established pursuant to Resolve 2025, chapter 64, to address regulatory barriers to housing construction in the following ways.

1. It adds the International Code Council and Modular Building Institute 1200 Standard for Off-site Construction: Planning, Design, Fabrication and Assembly to the list of codes that make up the Maine Uniform Building and Energy Code.
2. It amends the training requirements for code enforcement officers to include training on industrialized housing.
3. It clarifies the service retirement benefits qualification requirements for state employees whose position was transferred from the Department of Public Safety, Division of Building Codes and Standards program to the Maine Office of Community Affairs by Public Law 2025, chapter 388.
4. It directs the Maine Office of Community Affairs, through the Housing Opportunity Program, to conduct a 3-year pilot project to promote, incentivize and support the adoption of regionalized approaches to code enforcement by municipalities.

LD 2231 An Act to Support Owners of Manufactured Housing, Mobile Homes and Tiny Homes

Public Law 2025, chapter 691 makes the following changes to the laws regarding manufactured housing, tiny homes and manufactured housing communities.

1. It prohibits the owner of a manufactured housing community from raising the lot rent more than once per calendar year.
2. It allows the owners of homes within a manufactured housing community to request the owner of the community engage in mediation if the community owner increases the lot rent or fees by more than the percentage change in the Consumer Price index for the Northeast Region during the previous 12-month period plus 1%.
3. It clarifies that if an owner of a manufactured housing community requires, requests or obtains a nondisclosure agreement or similar agreement from the owner of manufactured housing in

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the process of mediation between the community owner and housing owner, the community owner is acting in bad faith under the law.

4. It changes the minimum lot size required for a new manufactured housing community or the expansion of an existing manufactured housing community.
5. It amends the existing provision of law that allows the Office of the Secretary of State to cancel a certificate of title for manufactured housing or tiny homes. It allows, upon request, for the cancellation of the title to a manufactured housing or tiny home that is permanently affixed to real property, whether the real property is owned by the homeowner. Upon cancellation and fulfillment of certain filing requirements, the manufactured housing or tiny home is converted to residential real property.
6. It amends existing law governing security interests in manufactured housing and tiny homes to specify that if the owner of the manufactured housing or tiny home is not the owner of the real property upon which the manufactured housing or tiny home is permanently affixed, the manufactured housing or tiny home may be secured separately from the real property.
7. It amends the Short Form Deeds Act to allow certain language to be included in a deed that affects an interest in manufactured housing or tiny homes.

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Summary of Committee Actions

I. BILLS AND PAPERS CONSIDERED	<u>Number</u>	<u>% of Comm Activity</u>	<u>% of All Bills/Papers</u>
A. Bills referred to Committee			
<i>Bills referred and reported out</i>	23	65.7%	3.1%
<i><u>Bills carried over from previous session</u></i>	<u>12</u>	<u>34.3%</u>	<u>1.6%</u>
Total Bills referred	35	100.0%	4.8%
B. Bills reported out by law or joint order and not referred back to committee	0	0.0%	0.0%
Total Bills considered by Committee	35	100.0%	4.8%
Orders and Resolutions referred to Committee			
<i>Joint Study Orders referred and reported out</i>	0	0.0%	0.0%
<i>Joint Resolutions/Orders referred and reported out</i>	0	0.0%	0.0%
<i>Joint Resolutions/Orders carried over from previous session</i>	<u>0</u>	<u>0.0%</u>	<u>0.0%</u>
Total Orders and Resolutions Referred	0	0.0%	0.0%
II. COMMITTEE REPORTS	<u>Number</u>	<u>% of this Committee's Reports</u>	<u>% of All Committee Reports</u>
A. Unanimous committee reports			
<i>Ought to Pass</i>	1	2.9%	0.2%
<i>Ought to Pass as Amended</i>	9	25.7%	2.0%
<i>Leave to Withdraw</i>	0	0.0%	0.0%
<i><u>Ought Not to Pass</u></i>	<u>5</u>	<u>14.3%</u>	<u>1.1%</u>
Total unanimous reports	15	42.9%	3.4%
B. Divided committee reports			
<i>Two-way reports</i>	20	57.1%	4.5%
<i>Three-way reports</i>	0	0.0%	0.0%
<i><u>Four-way reports</u></i>	<u>0</u>	<u>0.0%</u>	<u>0.0%</u>
Total divided reports	20	57.1%	4.5%
Total committee reports	35	100.0%	7.9%
III. CONFIRMATION HEARINGS	8	N/A	N/A
IV. FINAL DISPOSITION	<u>Number</u>	<u>% of Comm Bills/Papers</u>	<u>% of All Bills/Papers</u>
A. Bills and Papers enacted or finally passed			
<i>Joint Study Orders</i>	0	0.0%	0.0%
<i>Public laws</i>	23	65.7%	3.1%
<i>Private and Special Laws</i>	1	2.9%	0.1%
<i>Resolves</i>	3	8.6%	0.4%
<i><u>Constitutional Resolutions</u></i>	<u>0</u>	<u>0.0%</u>	<u>0.0%</u>
Total Enacted or Finally Passed	27 *	77.1%	3.7%
B. Resolves to authorize major substantive rules			
<i>Rules authorized without legislative changes</i>	0	0.0%	0.0%
<i>Rules authorized with legislative changes</i>	0	0.0%	0.0%
<i><u>Rules not authorized by the Legislature</u></i>	<u>0</u>	<u>0.0%</u>	<u>0.0%</u>
Total number of rules reviewed	0	0.0%	0.0%
C. Bills vetoed or held by Governor			
<i>Vetoed over-ridden</i>	0	0.0%	0.0%
<i>Vetoed sustained</i>	1	2.9%	0.1%
<i><u>Held by the Governor</u></i>	<u>0</u>	<u>0.0%</u>	<u>0.0%</u>
Total	1	2.9%	0.1%

* Total number of enacted laws includes two bills that were reported out of the HED Committee during the 131st First Regular or First Special Sessions, carried over on the Special Appropriations Table and then enacted during the Second Regular Session; one bill reported out of the HED Committee and carried over on the Special Study Table and enacted during the Second Regular Session; and two bills that were enacted during the First Regular or First Special Sessions, held by the Governor and then became law at the beginning of the Second Regular Session.