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Date: (Filing No. H- )

**HOUSING AND ECONOMIC DEVELOPMENT**

Reproduced and distributed under the direction of the Clerk of the House.

**STATE OF MAINE  
HOUSE OF REPRESENTATIVES  
132ND LEGISLATURE  
SECOND REGULAR SESSION**

COMMITTEE AMENDMENT “ ” to H.P. 1439, L.D. 2124, “An Act to Support Emergency Shelter Funding Using Revenue from the Real Estate Transfer Tax”

Amend the bill by striking out everything after the enacting clause and inserting the following:

**'Sec. 1. 36 MRSA §4641-B, sub-§4-B, ¶E-2**, as enacted by PL 2025, c. 388, Pt. V, §6 and affected by §10, is amended to read:

E-2. In fiscal year 2026-27 and each fiscal year thereafter, the Treasurer of State shall credit the revenues derived from the tax imposed pursuant to section 4641-A, subsection 1 in accordance with this paragraph.

(1) At the beginning of the fiscal year, the Maine State Housing Authority shall certify to the Treasurer of State the amount that is necessary and sufficient to meet the authority's obligations relating to bonds issued or planned to be issued by the authority under Title 30-A, section 4864.

(2) After reducing the revenue amount by the amount certified pursuant to subparagraph (1), on a monthly basis, of the remaining revenue, the Treasurer of State shall:

(a) Pay 18% to the Department of Health and Human Services, which shall deposit the funds in the Housing First Fund established in Title 22, section 20-A, subsection 2;

(b) Pay 32% to the Maine State Housing Authority, which shall deposit the funds in the Housing Opportunities for Maine Fund created in Title 30-A, section 4853;

(c) Pay ~~30%~~ 28% to the Maine State Housing Authority, which shall deposit the funds in the Housing Production Fund established in Title 30-A, section 4773 to support the federal low-income housing tax credit as provided in Section 42 of the United States Internal Revenue Code of 1986, as amended,

**COMMITTEE AMENDMENT**

- 1 and the authority's rural affordable rental housing program and affordable
- 2 homeownership program; ~~and~~
- 3 (d) Deposit 20% in the General Fund; and
- 4 (e) Pay 2% to the Maine State Housing Authority, which shall deposit the
- 5 funds in the authority's shelter operating subsidy program, which supports
- 6 emergency homeless shelters in the State.

7 **Sec. 2. Appropriations and allocations.** The following appropriations and  
 8 allocations are made.

9 **HOUSING AUTHORITY, MAINE STATE**

10 **Housing Production Fund N557**

11 Initiative: Reduces allocations to reflect a decrease in revenue from shifting 2% of real  
 12 estate transfer tax revenue from the Housing Production Fund program to the Maine State  
 13 Housing Authority to be used for the shelter operating subsidy program.

14	<b>OTHER SPECIAL REVENUE FUNDS</b>	<b>2025-26</b>	<b>2026-27</b>
15	All Other	\$0	(\$1,012,671)
16			
17	OTHER SPECIAL REVENUE FUNDS TOTAL	\$0	(\$1,012,671)

18 **Shelter Operating Subsidy 0661**

19 Initiative: Allocates funds to support emergency homeless shelters in the State through the  
 20 authority's shelter operating subsidy program to be funded by shifting 2% of the real estate  
 21 transfer tax revenue from the Housing Production Fund program.

22	<b>OTHER SPECIAL REVENUE FUNDS</b>	<b>2025-26</b>	<b>2026-27</b>
23	All Other	\$0	\$1,012,671
24			
25	OTHER SPECIAL REVENUE FUNDS TOTAL	\$0	\$1,012,671

27 **HOUSING AUTHORITY, MAINE STATE**

28	<b>DEPARTMENT TOTALS</b>	<b>2025-26</b>	<b>2026-27</b>
29			
30	<b>OTHER SPECIAL REVENUE FUNDS</b>	<b>\$0</b>	<b>\$0</b>
31			
32	<b>DEPARTMENT TOTAL - ALL FUNDS</b>	<b>\$0</b>	<b>\$0</b>

33 **Sec. 3. Effective date.** This Act takes effect September 1, 2026.'

34 Amend the bill by relettering or renumbering any nonconsecutive Part letter or section  
 35 number to read consecutively.

36 **SUMMARY**

37 This amendment, which is the majority report of the committee, replaces the bill. It  
 38 reduces the percentage of revenue from the real estate transfer tax paid to the Housing  
 39 Production Fund from 30% to 28% and requires that 2% of the real estate transfer tax  
 40 revenue be paid to the Maine State Housing Authority, which must deposit the funds in the

1 authority's shelter operating subsidy program, which supports emergency homeless shelters  
2 in the State. The amendment also includes an allocation to the shelter operating subsidy  
3 program in fiscal year 2026-27.

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**FISCAL NOTE REQUIRED**  
**(See attached)**