



131st MAINE LEGISLATURE

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Legislative Document

No. 167

H.P. 108

House of Representatives, January 13, 2023

An Act Regarding Eligibility for the Maine Resident Homestead Property Tax Exemption

Reference to the Committee on Taxation suggested and ordered printed.

Robert B. Hunt
ROBERT B. HUNT
Clerk

Presented by Representative BELL of Yarmouth.

1 **Be it enacted by the People of the State of Maine as follows:**

2 **Sec. 1. 36 MRSA §681, sub-§2**, as amended by PL 2005, c. 647, §2 and affected
3 by §5, is further amended to read:

4 **2. Homestead.** "Homestead" means any residential property, including cooperative
5 property, in this State assessed as real property owned by an applicant or held in a revocable
6 living trust for the benefit of the applicant or for which the applicant has a life lease and
7 occupied by the applicant as the applicant's permanent residence or owned by a cooperative
8 housing corporation and occupied as a permanent residence by a resident who is a
9 qualifying shareholder. A "~~homestead~~ Homestead" does not include any real property used
10 solely for commercial purposes.

11 **Sec. 2. 36 MRSA §681, sub-§2-A** is enacted to read:

12 **2-A. Life lease.** "Life lease" means a contractual relationship between a permanent
13 resident and the owner of the permanent resident's permanent residence that allows the
14 permanent resident to reside in the permanent residence for as long as the permanent
15 resident so desires or until the permanent resident's death and that obligates the permanent
16 resident to pay all costs associated with the permanent residence including:

17 A. Property taxes and assessments;

18 B. Maintenance and repair of the permanent residence;

19 C. All utilities; and

20 D. Comprehensive homeowner's insurance.

21 **SUMMARY**

22 This bill provides that a person who holds a life lease on a permanent residence is
23 eligible for the Maine resident homestead property tax exemption.