



131st MAINE LEGISLATURE

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Legislative Document

No. 1182

H.P. 754

House of Representatives, March 14, 2023

**An Act to Make Revisions to the Tax Increment Financing and
Development District Laws**

Reference to the Committee on Taxation suggested and ordered printed.

Robert B. Hunt
ROBERT B. HUNT
Clerk

Presented by Representative SALISBURY of Westbrook.

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

2 **Sec. 1. 30-A MRSA §5223, sub-§3, ¶A**, as amended by PL 2011, c. 675, §2, is
3 further amended by amending subparagraph (3) to read:

4 (3) Must be suitable for commercial or arts district uses. For the purposes of this
5 subparagraph, "suitable for commercial or arts district uses" includes, but is not
6 limited to, the total acreage of a lot or parcel or portion of a lot or parcel included
7 in a development district that is zoned for commercial or arts district uses or on
8 which commercial or arts district uses are allowed as a conditional or grandfathered
9 use or pursuant to contract zoning.

10 **Sec. 2. 30-A MRSA §5226, sub-§2**, as amended by PL 2011, c. 655, Pt. JJ, §26
11 and affected by §41 and amended by c. 657, Pt. W, §5, is further amended to read:

12 **2. Review by commissioner.** Before final designation of a tax increment financing
13 district, the commissioner shall review the proposal to ensure that the proposal complies
14 with statutory requirements. ~~In the case of a downtown tax increment financing district,~~
15 ~~the Department of Agriculture, Conservation and Forestry and the Department of~~
16 ~~Transportation shall review the proposal and provide advice to assist the commissioner in~~
17 ~~making a decision under this subsection.~~

18 **SUMMARY**

19 This bill amends the laws governing tax increment financing by removing the
20 requirement that the Department of Agriculture, Conservation and Forestry and the
21 Department of Transportation review proposals for the designation of downtown tax
22 increment financing districts. The bill also clarifies the approval condition related to a
23 property being suitable for commercial or arts district uses.