



# 132nd MAINE LEGISLATURE

## FIRST SPECIAL SESSION-2025

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Legislative Document

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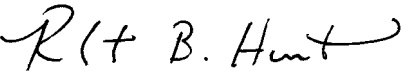
H.P. 956

House of Representatives, April 3, 2025

### **An Act to Provide for an Alternative Municipal Property Tax Assessment Rate**

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Reference to the Committee on Taxation suggested and ordered printed.

  
ROBERT B. HUNT  
Clerk

Presented by Representative MALON of Biddeford.

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

**Sec. 1. 36 MRSA §701-B** is enacted to read:

**§701-B. Alternate assessment**

Notwithstanding section 701-A and consistent with the Constitution of Maine, Article IX, Section 8, an alternative rate of assessment may be established as provided in this section.

**1. Different rates of tax for different categories of assessed real property.** An assessor, in determining just value, may apply a different tax rate to each of the following categories of assessed real property:

A. Land; and

B. Buildings and other improvements.

In establishing the different rates allowed by this subsection, an assessor may use for guidance the provisions of section 701-A.

**2. Equal application of rates.** The rates imposed on each category of assessed real property specified in subsection 1 must be applied equally within each primary assessing area, as defined in section 306, subsection 4.

**3. Use of other tax benefit programs.** This section may not be construed to prohibit the use of any other tax benefit program established in law that would otherwise be available to the owner of the real property.

**Sec. 2. Application.** This Act applies to property tax years beginning on or after April 1, 2026.

## SUMMARY

Under current law, an assessor determines for purposes of taxation the valuation of real property as a whole, including the land and any improvements on the land. This bill provides for an alternate method of assessment of real property by allowing an assessor to impose a different rate of taxation on land and any improvements to that land. The rates must be imposed equally throughout the assessed area.