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HOUSING AND ECONOMIC DEVELOPMENT

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

COMMITTEE AMENDMENT “ ” to H.P. 1207, L.D. 1806, “An Act to Create a Residential Rental Unit Registry”

Amend the bill by striking out the title and substituting the following:

'An Act to Require Submission of Information on the Rental or Leasing of Residential Buildings and Residential Dwellings'

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

'Sec. 1. 13-B MRSA §1301, sub-§1, ¶D, as enacted by PL 2007, c. 323, Pt. B, §27 and affected by Pt. G, §4, is amended to read:

D. A brief statement of the character of the activities in which the domestic or foreign corporation is actually engaged in this State, if any; ~~and~~

Sec. 2. 13-B MRSA §1301, sub-§1, ¶E, as enacted by PL 2007, c. 323, Pt. B, §27 and affected by Pt. G, §4, is amended to read:

E. The address of its principal office, wherever located; ~~and~~

Sec. 3. 13-B MRSA §1301, sub-§1, ¶F is enacted to read:

F. The industry code of a domestic or foreign corporation under the North American Industry Classification System of the United States Department of Commerce, United States Census Bureau.

Sec. 4. 13-B MRSA §1301, sub-§1-A is enacted to read:

1-A. Residential rental units. Beginning June 1, 2028, if a domestic or foreign corporation required to file an annual report under subsection 1 is classified under the North American Industry Classification System as engaged in renting or leasing residential buildings or residential dwellings, referred to collectively in this subsection as "the residential rental unit," the corporation shall provide the following information on a form prescribed by the Secretary of State:

COMMITTEE AMENDMENT

1 A. The name, e-mail address and telephone number of the owner of the residential
2 rental unit;

3 B. If the owner is not directly involved with the administration or management of the
4 residential rental unit, the name, e-mail address and telephone number of the registered
5 agent, manager or management company responsible for the administration or
6 management of the residential rental unit;

7 C. The name, e-mail address and telephone number of any entity that is a parent or
8 subsidiary of the owner of the residential rental unit and that is authorized by the
9 Secretary of State to conduct business in the State;

10 D. Emergency contact information of the owner of the residential rental unit if the
11 information is different from paragraph A or B;

12 E. The physical address of the residential rental unit for 9-1-1 services as defined in
13 Title 25, section 2921, subsection 6;

14 F. The mailing address of the residential rental unit if different from the physical
15 address under paragraph E; and

16 G. If the owner owns property with multiple residential rental units, the total number
17 of residential rental units, the number of residential rental units occupied as of the date
18 of the annual report and the total number of residential rental units on each property
19 not available for occupancy due to construction or renovation.

20 For purposes of this subsection, "owner" means the corporation or the person holding the
21 title to the residential rental unit, if different than the corporation.

22 **Sec. 5. 13-C MRSA §1621, sub-§1, ¶I**, as enacted by PL 2021, c. 385, §2, is
23 amended to read:

24 I. An indication of how many female directors are on the board of directors of the
25 publicly held domestic corporation; ~~and~~

26 **Sec. 6. 13-C MRSA §1621, sub-§1, ¶J**, as enacted by PL 2021, c. 385, §2, is
27 amended to read:

28 J. An indication as to whether the domestic publicly held corporation has the minimum
29 number of female directors on its board of directors required by section 803, subsection
30 4.; and

31 **Sec. 7. 13-C MRSA §1621, sub-§1, ¶K** is enacted to read:

32 K. The industry code of a domestic or foreign corporation under the North American
33 Industry Classification System of the United States Department of Commerce, United
34 States Census Bureau.

35 **Sec. 8. 13-C MRSA §1621, sub-§1-A** is enacted to read:

36 **1-A. Residential rental units.** Beginning June 1, 2028, if a domestic or foreign
37 corporation required to file an annual report under subsection 1 is classified under the North
38 American Industry Classification System as engaged in renting or leasing residential
39 buildings or residential dwellings, referred to collectively in this subsection as "the
40 residential rental unit," the corporation shall provide the following information on a form
41 prescribed by the Secretary of State:

1 A. The name, e-mail address and telephone number of the owner of the residential
2 rental unit;

3 B. If the owner is not directly involved with the administration or management of the
4 residential rental unit, the name, e-mail address and telephone number of the registered
5 agent, manager or management company responsible for the administration or
6 management of the residential rental unit;

7 C. The name, e-mail address and telephone number of any entity that is a parent or
8 subsidiary of the owner of the residential rental unit and that is authorized by the
9 Secretary of State to conduct business in the State;

10 D. Emergency contact information of the owner of the residential rental unit if the
11 information is different from paragraph A or B;

12 E. The physical address of the residential rental unit for 9-1-1 services as defined in
13 Title 25, section 2921, subsection 6;

14 F. The mailing address of the residential rental unit if different from the physical
15 address under paragraph E; and

16 G. If the owner owns property with multiple residential rental units, the total number
17 of residential rental units, the number of residential rental units occupied as of the date
18 of the annual report and the total number of residential rental units on each property
19 not available for occupancy due to construction or renovation.

20 For purposes of this subsection, "owner" means the corporation or the person holding the
21 title to the residential rental unit, if different than the corporation.

22 **Sec. 9. 31 MRSA §873, sub-§1, ¶C**, as enacted by PL 1995, c. 633, Pt. B, §1, is
23 amended to read:

24 C. A brief statement of the character of the business in which the limited liability
25 partnership is actually engaged in this State, if any; ~~and~~

26 **Sec. 10. 31 MRSA §873, sub-§1, ¶D**, as repealed and replaced by PL 2005, c. 543,
27 Pt. B, §12 and affected by §15, is amended to read:

28 D. The street address of the partnership's chief executive office, the street address of
29 an office of the partnership in this State and the name and street address of the contact
30 partner; and

31 **Sec. 11. 31 MRSA §873, sub-§1, ¶E** is enacted to read:

32 E. The industry code of a registered limited liability partnership or foreign limited
33 liability partnership under the North American Industry Classification System of the
34 United States Department of Commerce, United States Census Bureau.

35 **Sec. 12. 31 MRSA §873, sub-§1-A** is enacted to read:

36 **1-A. Residential rental units.** Beginning June 1, 2028, if a registered limited liability
37 partnership or foreign limited liability partnership required to file an annual report under
38 subsection 1 is classified under the North American Industry Classification System as
39 engaged in renting or leasing residential buildings or residential dwellings, referred to
40 collectively in this subsection as "the residential rental unit," the limited liability

1 partnership shall provide the following information on a form prescribed by the Secretary
2 of State:

3 A. The name, e-mail address and telephone number of the owner of the residential
4 rental unit;

5 B. If the owner is not directly involved with the administration or management of the
6 residential rental unit, the name, e-mail address and telephone number of the registered
7 agent, manager or management company responsible for the administration or
8 management of the residential rental unit;

9 C. The name, e-mail address and telephone number of any entity that is a parent or
10 subsidiary of the owner of the residential rental unit and that is authorized by the
11 Secretary of State to conduct business in the State;

12 D. Emergency contact information of the owner of the residential rental unit if the
13 information is different from paragraph A or B;

14 E. The physical address of the residential rental unit for 9-1-1 services as defined in
15 Title 25, section 2921, subsection 6;

16 F. The mailing address of the residential rental unit if different from the physical
17 address under paragraph E; and

18 G. If the owner owns property with multiple residential rental units, the total number
19 of residential rental units, the number of residential rental units occupied as of the date
20 of the annual report and the total number of residential rental units on each property
21 not available for occupancy due to construction or renovation.

22 For purposes of this subsection, "owner" means the registered limited liability partnership
23 or foreign limited liability partnership or the person holding the title to the residential rental
24 unit, if different than the registered limited liability partnership or foreign limited liability
25 partnership.

26 **Sec. 13. 31 MRSA §1330, sub-§1, ¶A**, as amended by PL 2007, c. 323, Pt. F, §15
27 and affected by Pt. G, §4, is further amended by amending subparagraph (4) to read:

28 (4) The name and business or residence address of each general partner, including
29 the street or rural route number, town or city and state; ~~and~~

30 **Sec. 14. 31 MRSA §1330, sub-§1, ¶A**, as amended by PL 2007, c. 323, Pt. F, §15
31 and affected by Pt. G, §4, is further amended by amending subparagraph (5) to read:

32 (5) The address of its principal office, wherever located; and

33 **Sec. 15. 31 MRSA §1330, sub-§1, ¶A**, as amended by PL 2007, c. 323, Pt. F, §15
34 and affected by Pt. G, §4, is further amended by enacting a new subparagraph (6) to read:

35 (6) The industry code of a domestic limited partnership or foreign limited
36 partnership under the North American Industry Classification System of the United
37 States Department of Commerce, United States Census Bureau.

38 **Sec. 16. 31 MRSA §1330, sub-§1-A** is enacted to read:

39 **1-A. Residential rental units.** Beginning June 1, 2028, if a domestic limited
40 partnership or foreign limited partnership required to file an annual report under subsection
41 1 is classified under the North American Industry Classification System as engaged in

1 renting or leasing residential buildings or residential dwellings, referred to collectively in
2 this subsection as "the residential rental unit," the limited partnership shall provide the
3 following information on a form prescribed by the Secretary of State:

4 A. The name, e-mail address and telephone number of the owner of the residential
5 rental unit;

6 B. If the owner is not directly involved with the administration or management of the
7 residential rental unit, the name, e-mail address and telephone number of the registered
8 agent, manager or management company responsible for the administration or
9 management of the residential rental unit;

10 C. The name, e-mail address and telephone number of any entity that is a parent or
11 subsidiary of the owner of the residential rental unit and that is authorized by the
12 Secretary of State to conduct business in the State;

13 D. Emergency contact information of the owner of the residential rental unit if the
14 information is different from paragraph A or B;

15 E. The physical address of the residential rental unit for 9-1-1 services as defined in
16 Title 25, section 2921, subsection 6;

17 F. The mailing address of the residential rental unit if different from the physical
18 address under paragraph E; and

19 G. If the owner owns property with multiple residential rental units, the total number
20 of residential rental units, the number of residential rental units occupied as of the date
21 of the annual report and the total number of residential rental units on each property
22 not available for occupancy due to construction or renovation.

23 For purposes of this subsection, "owner" means the domestic limited partnership or foreign
24 limited partnership or the person holding the title to the residential rental unit, if different
25 than the domestic limited partnership or foreign limited partnership.

26 **Sec. 17. 31 MRSA §1665, sub-§1, ¶D,** as enacted by PL 2009, c. 629, Pt. A, §2
27 and affected by §3, is amended to read:

28 D. A brief statement of the character of the business in which the limited liability
29 company is actually engaged in this State; ~~and~~

30 **Sec. 18. 31 MRSA §1665, sub-§1, ¶E,** as amended by PL 2011, c. 113, Pt. B, §8,
31 is further amended to read:

32 E. The name and address of at least one person who is a member, manager or other
33 authorized person of the limited liability company; ~~;~~ and

34 **Sec. 19. 31 MRSA §1665, sub-§1, ¶F** is enacted to read:

35 F. The industry code of a limited liability company or foreign limited liability company
36 under the North American Industry Classification System of the United States
37 Department of Commerce, United States Census Bureau.

38 **Sec. 20. 31 MRSA §1665, sub-§1-A** is enacted to read:

39 **1-A. Residential rental units.** Beginning June 1, 2028, if a limited liability company
40 or foreign limited liability company required to file an annual report under subsection 1 is
41 classified under the North American Industry Classification System as engaged in renting

1 or leasing residential buildings or residential dwellings, referred to collectively in this
2 subsection as "the residential rental unit," the company shall provide the following
3 information on a form prescribed by the Secretary of State:

4 A. The name, e-mail address and telephone number of the owner of the residential
5 rental unit;

6 B. If the owner is not directly involved with the administration or management of the
7 residential rental unit, the name, e-mail address and telephone number of the registered
8 agent, manager or management company responsible for the administration or
9 management of the residential rental unit;

10 C. The name, e-mail address and telephone number of any entity that is a parent or
11 subsidiary of the owner of the residential rental unit and that is authorized by the
12 Secretary of State to conduct business in the State;

13 D. Emergency contact information of the owner of the residential rental unit if the
14 information is different from paragraph A or B;

15 E. The physical address of the residential rental unit for 9-1-1 services as defined in
16 Title 25, section 2921, subsection 6;

17 F. The mailing address of the residential rental unit if different from the physical
18 address under paragraph E; and

19 G. If the owner owns property with multiple residential rental units, the total number
20 of residential rental units, the number of residential rental units occupied as of the date
21 of the annual report and the total number of residential rental units on each property of
22 the owner not available for occupancy due to construction or renovation.

23 For purposes of this subsection, "owner" means the limited liability company or foreign
24 limited liability company or the person holding the title to the residential rental unit, if
25 different than the limited liability company or foreign limited liability company.

26 **Sec. 21. Secretary of State to update forms.** By January 1, 2028, the Secretary
27 of State shall provide a form or other method for the submission of the following
28 information as required under the Maine Revised Statutes, Title 13-B, section 1301; Title
29 13-C, section 1621; and Title 31, sections 873, 1330 and 1665:

30 1. The name, e-mail address and telephone number of the owner of the residential
31 rental unit;

32 2. If the owner is not directly involved with the administration or management of the
33 residential rental unit, the name, e-mail address and telephone number of the registered
34 agent, manager or management company responsible for the administration or management
35 of the residential rental unit;

36 3. The name, e-mail address and telephone number of any entity that is a parent or
37 subsidiary of the owner of the residential rental unit and that is authorized by the Secretary
38 of State to conduct business in the State;

39 4. Emergency contact information of the owner of the residential rental unit if the
40 information is different from subsection 1 or 2;

41 5. The physical address of the residential rental unit for 9-1-1 services as defined in
42 Title 25, section 2921, subsection 6;

