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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% 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, and the

COMMITTEE AMENDMENT

1 authority's rural affordable rental housing program and affordable
2 homeownership program; and

3 (d) Deposit ~~20%~~ 18% 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 **Shelter Operating Subsidy 0661**

11 Initiative: Allocates funds to support emergency homeless shelters in the State through the
12 authority's shelter operating subsidy program.

13 OTHER SPECIAL REVENUE FUNDS	2025-26	2026-27
14 All Other	\$0	\$1,012,617
15		
16 OTHER SPECIAL REVENUE FUNDS TOTAL	<u>\$0</u>	<u>\$1,012,617</u>

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

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

20 **SUMMARY**

21 This amendment, which is the minority report of the committee, replaces the bill. It
22 reduces the percentage of revenue from the real estate transfer tax deposited to the General
23 Fund from 20% to 18% and requires that 2% of the real estate transfer tax revenue be paid
24 to the Maine State Housing Authority, which must deposit the funds in the authority's
25 shelter operating subsidy program, which supports emergency homeless shelters in the
26 State. The amendment also includes an allocation to the shelter operating subsidy program
27 in fiscal year 2026-27.

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