

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35

Date: (Filing No. H-)

Reproduced and distributed under the direction of the Clerk of the House.

**STATE OF MAINE
HOUSE OF REPRESENTATIVES
130TH LEGISLATURE
FIRST SPECIAL SESSION**

HOUSE AMENDMENT “ ” to COMMITTEE AMENDMENT “A” to H.P. 968, L.D. 1312, “An Act To Remove Barriers to Accessory Dwelling Units and Allow Accessory Dwelling Units where Single-family Houses Are Allowed”

Amend the amendment in the first paragraph after the title (page 1, lines 12 to 14 in amendment) by striking out the following: "in section 1 in §3015 in subsection 2 in paragraph C in the first line (page 1, line 12 in L.D.) by striking out the following: "Except as provided in paragraph E, require" and inserting the following: 'Require' " and inserting the following: 'by striking out everything after the enacting clause and inserting the following:'

Amend the amendment by striking out everything after the first paragraph after the title and inserting the following:

'Sec. 1. 30-A MRSA §3015 is enacted to read:

§3015. Accessory dwelling units

A municipality shall allow one accessory dwelling unit, as defined in section 4301, subsection 1-C, to be located on the same lot as a single-family dwelling unit as long as the unit complies with minimum shoreland zoning guidelines adopted by the Department of Environmental Protection, subject to all locally adopted accessory dwelling unit land use requirements, and either the primary or accessory dwelling is owner-occupied. A municipality may not adopt an ordinance or regulation that circumvents the provisions of this section.

For purposes of this section, "lot" means acreage sufficient to satisfy the minimum lot size as required by the municipality's land use or building permit ordinance or regulations or, in the absence of any municipal minimum lot size requirement, as required by Title 12, section 4807-A.

Sec. 2. Appropriations and allocations. The following appropriations and allocations are made.

**ADMINISTRATIVE AND FINANCIAL SERVICES, DEPARTMENT OF
Single Family Dwelling Units Fund N404**

HOUSE AMENDMENT

1 Initiative: Provides funding to reimburse municipalities for costs associated with requiring
2 municipalities to allow one accessory dwelling unit to be included within or on the same
3 lot as a single-family dwelling unit.

4	GENERAL FUND	2021-22	2022-23
5	All Other	\$95,004	\$95,004
6			
7	GENERAL FUND TOTAL	<u>\$95,004</u>	<u>\$95,004</u>

8 ' Amend the amendment by relettering or renumbering any nonconsecutive Part letter or
9 section number to read consecutively.
10

11 **SUMMARY**
12 This amendment requires municipalities to allow one accessory dwelling unit as long
13 as the unit complies with minimum shoreland zoning guidelines adopted by the Department
14 of Environmental Protection, subject to locally adopted accessory dwelling unit land use
15 requirements, and either the primary or accessory dwelling is owner-occupied. It prohibits
16 a municipality from adopting an ordinance or regulation that circumvents the requirement.
17 The amendment also adds an appropriations and allocations section.

18 **SPONSORED BY:** _____
19 **(Representative SYLVESTER, M.)**
20 **TOWN: Portland**

HOUSE AMENDMENT