

STATE OF MAINE

IN THE YEAR OF OUR LORD

TWO THOUSAND TWENTY-TWO

S.P. 408 - L.D. 1240

**Resolve, To Establish a Commission To Increase Housing Opportunities in  
Maine by Studying Land Use Regulations and Short-term Rentals**

**Sec. 1. Commission established. Resolved:** That the Commission To Increase Housing Opportunities in Maine by Studying Land Use Regulations and Short-term Rentals, referred to in this resolve as "the commission," is established.

**Sec. 2. Commission membership. Resolved:** That, notwithstanding Joint Rule 353, the commission consists of 17 members appointed as follows:

1. Two members of the Senate appointed by the President of the Senate, including a member from each of the 2 parties holding the largest number of seats in the Legislature;
2. Two members of the House of Representatives appointed by the Speaker of the House, including a member from each of the 2 parties holding the largest number of seats in the Legislature;
3. The Director of the Maine State Housing Authority or the director's designee;
4. One member representing the Office of the Governor, appointed by the Governor;
5. Five public members, one representing a statewide municipal association, one representing a statewide organization that advocates for affordable housing, one representing statewide agricultural interests, one with expertise in transportation matters and one who is in the building trades, appointed by the President of the Senate; and
6. Six public members, one representing a regional planning association or a statewide organization that advocates for smart growth policies and projects, one representing the real estate industry, one who is a residential developer, one representing an organization that advocates for low-income or middle-income renters or homeowners, one representing a local or statewide organization promoting civil rights that has racial justice or racial equity as its primary mission and one representing a nonprofit organization with expertise in strategies for building affordable homes for ownership, appointed by the Speaker of the House.

**Sec. 3. Chairs. Resolved:** That the first-named Senate member is the Senate chair and the first-named House of Representatives member is the House chair of the commission.

**Sec. 4. Appointments; convening of commission. Resolved:** That, notwithstanding Joint Rule 353, all appointments must be made no later than 30 days following the effective date of this resolve. The appointing authorities shall notify the Executive Director of the Legislative Council once all appointments have been completed. After appointment of all members, the chairs shall call and convene the first meeting of the commission. If 30 days or more after the effective date of this resolve a majority of but not all appointments have been made, the chairs may request authority and the Legislative Council may grant authority for the commission to meet and conduct its business. To the greatest extent practicable, the appointing authorities shall appoint the persons they appointed to the Commission To Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions under Resolve 2021, chapter 59.

**Sec. 5. Duties. Resolved:** That the commission is authorized to meet 6 times and shall:

1. Review data on housing shortages in the State for low-income and middle-income households and data on the conversion of housing units to short-term rentals in the State;
2. Review state laws that affect the local regulation of land use and short-term rentals and consider whether they fulfill the goals set forth in the Maine Revised Statutes, Title 30-A, section 4312, subsection 3, including but not limited to the promotion of affordable housing; promotion of an economic climate that increases job opportunities and overall economic well-being; and protection of the State's water resources and other critical natural resources;
3. Review efforts in other states and municipalities to address housing shortages through changes to land use restrictions and regulation of short-term rentals;
4. Consider strategies for affordable home ownership through changes to land use restrictions; and
5. Consider measures that would encourage municipalities to increase available housing, including but not limited to municipal incentives and statewide regulation of short-term rentals.

**Sec. 6. Staff assistance. Resolved:** That the Legislative Council shall provide necessary staffing services to the commission, except that Legislative Council staff support is not authorized when the Legislature is in regular or special session.

**Sec. 7. Report. Resolved:** That, no later than November 2, 2022, the commission shall submit a report that includes its findings and recommendations, including suggested legislation, to the joint standing committee of the Legislature having jurisdiction over housing matters.

**Sec. 8. Outside funding. Resolved:** That the commission shall seek funding contributions to fully fund the costs of the study. All funding is subject to approval by the Legislative Council in accordance with its policies. If sufficient contributions to fund the study have not been received within 30 days after the effective date of this resolve, no meetings are authorized and no expenses of any kind may be incurred or reimbursed.

**Sec. 9. Appropriations and allocations. Resolved:** That the following appropriations and allocations are made.

**LEGISLATURE**

**Study Commissions - Funding 0444**

Initiative: Allocates funds for the costs to the Legislature of the Commission To Increase Housing Opportunities in Maine by Studying Land Use Regulations and Short-term Rentals.

<b>OTHER SPECIAL REVENUE FUNDS</b>	<b>2021-22</b>	<b>2022-23</b>
Personal Services	\$0	\$880
All Other	\$0	\$1,370
<b>OTHER SPECIAL REVENUE FUNDS TOTAL</b>	<b>\$0</b>	<b>\$2,250</b>