

STATE OF MAINE

IN THE YEAR OF OUR LORD  
TWO THOUSAND TWENTY-SIX

S.P. 301 - L.D. 760

**Resolve, to Establish the Commission to Study the Need to Codify or Recodify Laws Regarding Residential Community Ownership Associations by Adopting the Uniform Common Interest Ownership Act**

**Sec. 1. Commission established. Resolved:** That the Commission to Study the Need to Codify or Recodify Laws Regarding Residential Community Ownership Associations by Adopting the Uniform Common Interest Ownership Act, referred to in this resolve as "the commission," is established.

**Sec. 2. Commission membership. Resolved:** That, notwithstanding Joint Rule 353, the commission consists of 12 members appointed as follows:

1. Two members of the Senate appointed by the President of the Senate, including one member from each of the 2 parties holding the largest number of seats in the Legislature;
2. Three members of the House of Representatives appointed by the Speaker of the House, including at least one member from each of the 2 parties holding the largest number of seats in the Legislature;
3. One member of the Maine State Bar Association with a substantial practice in condominium or community ownership association law, appointed by the President of the Senate;
4. One member representing the real estate development community, appointed by the President of the Senate;
5. One member from an association representing municipalities in the State, appointed by the President of the Senate;
6. One member of the Maine State Bar Association with a substantial practice in condominium or community ownership association law who represents the New England Chapter of the Community Associations Institute, appointed by the Speaker of the House;
7. One member representing the State's lending community, appointed by the Speaker of the House;
8. One member representing condominium owners or homeowners in community ownership associations in the State, appointed by the Speaker of the House; and

9. One member of the Commission on Uniform State Laws, as established by the Maine Revised Statutes, Title 5, section 12004-K, subsection 8, appointed by the Governor.

**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 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. The commission may conduct its meetings through remote participation.

**Sec. 5. Duties. Resolved:** That the commission shall:

1. Review data on existing condominium and noncondominium community ownership associations in the State;
2. Review state statutes that govern and case law that affects condominium and noncondominium community ownership association developments in the State;
3. Review efforts in other states to address problems with community ownership associations; and
4. Consider whether the adoption of the Uniform Common Interest Ownership Act or other laws may be suitable for the State.

**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 December 1, 2026, the commission shall submit a report that includes its findings and recommendations, including suggested legislation, for presentation to the joint standing committee of the Legislature having jurisdiction over housing and economic development matters. The joint standing committee of the Legislature having jurisdiction over housing and economic development matters may submit legislation related to the report to the 133rd Legislature in 2027.

**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.