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Date: (Filing No. H-)

HOUSING

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**STATE OF MAINE
HOUSE OF REPRESENTATIVES
131ST LEGISLATURE
FIRST SPECIAL SESSION**

COMMITTEE AMENDMENT “ ” to H.P. 309, L.D. 492, “An Act to Repurpose Vacant Shopping Mall and Retail Space to Mixed-use Housing and Retail”

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

'Sec. 1. 30-A MRSA §4364-C, sub-§3 is enacted to read:

3. Residential units in commercial zones. As necessary to achieve the statewide and regional housing production goals, a municipality shall adopt ordinances to allow the establishment of residential units in high-density areas within buildings located in an area zoned for commercial use, including but not limited to vacant or partially vacant retail property. An ordinance establishing a limit on the number of residential units within a building in a location zoned for commercial use, whether previously adopted or adopted pursuant to this subsection, must be proportional to the space available for residential units. This subsection is not intended to reduce or change health or safety requirements applicable to residential units located in a municipality.'

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

SUMMARY

This amendment replaces the bill, which is a concept draft. The amendment adds a requirement that, as necessary to meet statewide regional housing production goals, a municipality is required to adopt ordinances to allow the establishment of residential units in buildings on property zoned for commercial use including vacant or partially vacant retail space. The amendment also adds a fiscal note which states that the amendment is a potential state mandate.

FISCAL NOTE REQUIRED

(See attached)

COMMITTEE AMENDMENT