

4/14/21

TAXATION COMMITTEE

jsj 4-14-21

**130th LEGISLATURE
1st REG SESSION**

LD	LR	PH	WS	SPONSOR	TITLE	SUMMARY (Summaries may not reflect content of most recent committee action)	COMM ACTION	FISCAL IMPACT ¹	
								FY22	FY23
659	1016	4/14		Tuell	An Act To Ease the Property Tax Burden by Authorizing Municipalities To Require Payments in Lieu of Taxes from Certain Exempt Organizations	<p>This bill <u>permits municipalities to</u> adopt an ordinance to <u>impose an impact fee</u> on certain property that is exempt from property tax <u>unless the owner of the property has agreed to make payments in lieu of taxes.</u> <u>Purpose of fee is to recover cost of municipal services</u> provided to the property.</p> <p>An <u>impact fee may NOT be:</u></p> <ol style="list-style-type: none"> 1. Less than 50% of amount of tax that would be assessed on the property 2. imposed if the owner of the property has an annual budget of less than \$50,000. <p><u>Municipality must attempt to negotiate a PILOT</u> before assessing an impact fee.</p>			
953	1463	4/14		Deschambault	An Act To Improve Affordable Housing Options and Services To Address Homelessness	<p>This bill <u>permits TIF funds</u> to be used by a municipality</p> <ol style="list-style-type: none"> 1. <u>to cover costs associated with the development of affordable housing in and outside development districts,</u> 2. <u>for the use in supporting housing services for persons who are homeless,</u> <p>for the purpose of providing an incentive for development within the municipality.</p> <p>The bill also <u>corrects a conflict</u> in the Maine Revised Statutes, Title 30-A, section 5225, subsection 1, paragraph C, which was amended by Public Law 2019, chapter 604 and chapter 625, by incorporating the changes made by both laws.</p>			

¹ . Numbers may represent preliminary estimates and are subject to change. For more detail, please see fiscal note documents in LD file.

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1129	228	4/14		Matlack	An Act Relating to the Valuation of Retail Sales Facilities	<p>This bill provides that, in <u>establishing the just value of retail sales facilities</u>.</p> <ol style="list-style-type: none"> 1. Consideration must be given to <u>3 recognized approaches to valuation of commercial property</u> and 2. The assessor must <u>consider the value of reasonably similar properties</u> with regard to age, condition, use, type of construction, location, design, physical features and economic characteristics. 			
1132	1418	4/14		Morales	An Act To Encourage the Renovation of Available Housing Stock	<p>This bill establishes an expedited process for a <u>municipality to acquire clear title to abandoned property subject to a tax lien</u>.</p> <p>The bill also <u>directs the Maine State Housing Authority to develop a program to purchase tax-acquired properties that have been renovated and to make them available for rent or for sale to first-time home buyers</u>.</p>			
1174	698	4/14		Ordway	An Act To Allow Municipalities To Send Separate Tax Bills for Municipal, County and School Taxes	<p>This bill <u>permits municipalities to issue separate property tax bills</u> for the portion of their tax commitments attributable to:</p> <ol style="list-style-type: none"> 1. <u>education funding</u> and 2. the portion attributable to <u>county taxes and all other municipal costs</u>. 			
1247	755	4/14		Dill	An Act To Place a Moratorium on Property Revaluations for Tax Purposes during a State of Emergency	<p>This bill <u>requires a municipality or state department or agency to temporarily halt a property revaluation required by state law during a state of emergency and to resume the revaluation upon the termination of the emergency</u>.</p>			

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1337	103	4/14		Kessler	An Act To Increase Affordable Housing and Reduce Property Taxes through an Impact Fee on Vacant Residences	<p>This bill <u>creates a residential vacancy impact fee for certain vacant residential property.</u></p> <p>Property is "vacant" if it has not been occupied by a permanent resident at least 180 days during the previous calendar year.</p> <p><u>Vacancy fee is 0.5% of the equalized value of the residential property each year</u></p> <p>The <u>revenue from the impact fee after reduction for administrative costs, is distributed:</u></p> <ol style="list-style-type: none"> 1. 50% to the HOME fund to be used to <u>fund affordable housing activities</u> and 2. 50% to the Local Government Fund to be used to <u>reimburse municipalities for the Maine residents homestead property tax exemption.</u> <p>MRS is required to submit a report to the TAX Committee by 12/1 after the first full year after imposition of a vacancy impact fee identifying experience with the impact fee</p> <p>The bill also requires the impact fee to be evaluated by the Office of Program Evaluation and Government Accountability in the same manner as are tax expenditures.</p>			