



132nd MAINE LEGISLATURE

FIRST REGULAR SESSION-2025

Legislative Document

No. 445

H.P. 299

House of Representatives, February 4, 2025

**An Act to Stimulate Housing Production by Increasing the
Threshold Before Participation in the Maine Uniform Building and
Energy Code Is Mandatory**

Reference to the Committee on Housing and Economic Development suggested and ordered printed.

A handwritten signature in cursive script that reads "R B. Hunt".

ROBERT B. HUNT
Clerk

Presented by Representative DUCHARME of Madison.

Cosponsored by Representatives: ARATA of New Gloucester, BLIER of Buxton, COOPER of Windham, CRAY of Palmyra, POIRIER of Skowhegan, Senator: BERNARD of Aroostook.

1 **Be it enacted by the People of the State of Maine as follows:**

2 **Sec. 1. 10 MRSA §9724, sub-§1**, as amended by PL 2019, c. 391, §5, is further
3 amended to read:

4 **1. Limitations on home rule authority.** This chapter provides express limitations on
5 municipal home rule authority. The Maine Uniform Building and Energy Code must be
6 enforced in a municipality that has more than ~~4,000~~ 10,000 residents. The Maine Uniform
7 Building and Energy Code must be enforced through inspections that comply with Title
8 25, section 2373.

9 **Sec. 2. 10 MRSA §9724, sub-§1-A**, as amended by PL 2019, c. 391, §6, is further
10 amended to read:

11 **1-A. Municipalities up to ~~4,000~~ 10,000 residents.** A municipality of up to ~~4,000~~
12 10,000 residents is not required to enforce, but may not adopt or enforce a building code
13 other than the Maine Uniform Building Code, the Maine Uniform Energy Code or the
14 Maine Uniform Building and Energy Code.

15 **SUMMARY**

16 This bill increases from more than 4,000 residents to more than 10,000 residents the
17 size of a municipality that is required to enforce the Maine Uniform Building and Energy
18 Code.