

Date:

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## HOUSING AND ECONOMIC DEVELOPMENT

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### STATE OF MAINE HOUSE OF REPRESENTATIVES 132ND LEGISLATURE FIRST SPECIAL SESSION

COMMITTEE AMENDMENT “ ” to H.P. 821, L.D. 1246, “Resolve, Directing the Department of Economic and Community Development to Convene a Working Group to Review the Process of Setting Impact Fees”

Amend the resolve by inserting after the title the following:

**'Emergency preamble. Whereas,** acts and resolves of the Legislature do not become effective until 90 days after adjournment unless enacted as emergencies; and

**Whereas,** the State is facing a housing crisis that harms the quality of life and economic prosperity of all Maine residents that needs to be addressed as soon as possible; and

**Whereas,** to address this crisis, an additional 84,000 new housing units must be built by 2030; and

**Whereas,** a study on the barriers to addressing this crisis, completed in January 2025 by HR&A Advisors, found that unpredictable and overly burdensome costs and fees, including impact fees, were a deterrent to the construction of housing; and

**Whereas,** the HR&A Advisors report recommends the State establish a working group to review current local fees, including impact fees, and develop standards by which a municipality determines the local infrastructure costs and impact fees resulting from a housing development project, a transparent process by which municipalities establish those fees and a requirement that the fees be established at the beginning of the project approval process; and

**Whereas,** in the judgment of the Legislature, these facts create an emergency within the meaning of the Constitution of Maine and require the following legislation as immediately necessary for the preservation of the public peace, health and safety; now, therefore, be it'

Amend the resolve in section 1 in the 3rd line (page 1, line 3 in L.D.) by inserting after the following: "Development," the following: 'as the state agency responsible for

1 overseeing the Housing Opportunity Program established in the Maine Revised Statutes,  
2 Title 5, section 13056-J, or a successor agency,'

3 Amend the resolve in section 1 in the 3rd line (page 1, line 3 in L.D.) by inserting after  
4 the following: "Future" the following: 'and the Maine Office of Community Affairs'

5 Amend the resolve in section 1 in the 5th line (page 1, line 5 in L.D.) by striking out  
6 the following: "the Maine Revised Statutes,"

7 Amend the resolve in section 1 in the 12th line (page 1, line 12 in L.D.) by striking out  
8 the following: "department" and inserting the following: 'state agency responsible for  
9 overseeing the Housing Opportunity Program'

10 Amend the resolve by inserting before the summary the following:

11 **'Emergency clause.** In view of the emergency cited in the preamble, this legislation  
12 takes effect when approved.'

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

### 15 SUMMARY

16 This amendment adds an emergency preamble and emergency clause to the resolve.  
17 The amendment adds the Maine Office of Community Affairs as a participant in the study  
18 under the resolve and clarifies the state agency responsible for overseeing the Housing  
19 Opportunity Program, currently established within the Department of Economic and  
20 Community Development, is the agency responsible for submitting a report to the Joint  
21 Standing Committee on Housing and Economic Development.

### 22 FISCAL NOTE REQUIRED

23 (See attached)