

STATE OF MAINE

IN THE YEAR OF OUR LORD
TWO THOUSAND TWENTY-FIVE

H.P. 673 - L.D. 1044

**An Act to Clarify the Qualifying Use of Tax Increment Financing for
Extension of a Development District**

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

Sec. 1. 30-A MRSA §5224, sub-§2, ¶H, as amended by PL 2023, c. 472, §1, is further amended by amending subparagraph (1) to read:

(1) A development district that is a tax increment financing district may not exceed a total of 30 tax years beginning with the tax year in which the designation of the development district is effective pursuant to section 5226, subsection 3 or, if specified in the development program, the subsequent tax year, except that, during the 10 calendar years after ~~the general effective date of laws enacted during the First Special Session of the 131st Legislature~~ October 25, 2023, a district may be extended an additional 20 years if the district uses in total at least 75% of tax increment financing revenue for affordable housing projects or transit-oriented development, or both. A district that is extended under this subparagraph may continue to use the original assessed value of the district.

For purposes of this subparagraph, "affordable housing" means a decent, safe and sanitary dwelling, apartment or other living accommodation for a household whose income does not exceed 120% of the median income for the area as defined by the United States Department of Housing and Urban Development under the United States Housing Act of 1937, Public Law 75-412, 50 Stat. 888, Section 8; "transit-oriented development" means a type of development that links land use with transit facilities by combining housing with complementary public uses, including jobs, and retail or services establishments, that are located in transit-served nodes or corridors ~~that are located in transit-served nodes or corridors~~ rely on transit as one of the means of meeting the transportation needs of residents, customers and occupants, regardless of whether the development is located in a transit-oriented development district, area or corridor or a transit-served node; and "original assessed value" means the taxable assessed value of a district as of March 31st of the tax year preceding the year in which it was designated by a municipality and approved by the commissioner under section 5226, subsection 2; and