



Maine County Commissioners Association

4 Gabriel Drive, Suite 2 Augusta, ME 04330, 207-623-4697
www.mainecontinies.org

March 3, 2026

Sen. Curry, Chair
Rep. Gere, Chair
Joint Standing Committee on Housing
And Economic Development

Re: ***Follow-Up Memo Regarding LD 2124, An Act To Support Emergency Shelter Funding Using Revenue From The Real Estate Transfer Tax***

Chair Curry, Chair Gere, and Members of the Joint Standing Committee on Housing and Economic Development:

During the public hearing on LD 2124, questions arose regarding two issues: (1) the impact of the bill on county revenues associated with Maine's new "mansion tax" under the Real Estate Transfer Tax; and (2) the extent to which county government provides financial support to shelters and similar organizations. In response to these questions, county managers and registers of deeds from all sixteen counties came together very quickly to gather data, which is provided in this memorandum. Thanks to Carrie Kipfer, county manager for Lincoln County, and Tim Curtis, county manager for Somerset County, for helping to spearhead this data collection effort.

1. **LD 2124 would lead to revenue losses for many counties.** If LD 2124 were to pass in its current form, it would generate \$1.1 million in revenues for shelters and completely negate any new revenues for counties stemming from the "mansion tax." Additionally, ***many Maine counties would actually experience a revenue loss*** that would need to be made up by the property tax – a tax that negatively impacts housing affordability in Maine. (See [Attachment 1](#))
2. **The "mansion tax" generates \$11M in new revenues for the State which are not touched under LD 2124.** Last year's new "mansion tax" is expected to generate nearly \$12 million in new revenues of which \$11 million would go to the State, and about \$1.1 million would go to counties (see [Attachment 1](#)). Despite the fact that the State realizes more than 10 times the revenues from the mansion tax as compared to counties, LD 2124 seeks to take 100% of the new revenues that counties receive from the tax, and 0% of the new revenues received by the State.
3. **Counties have already contributed millions of dollars to shelters.** Based on the data collected (see [Attachment 2](#)), counties have committed more than \$7.5 million in general fund resources and more than \$20.8 million in ARPA and related funding to shelters, food programs, housing development, treatment facilities, and community-based services.
4. **Taking funds from counties places a greater burden on housing affordability.** Maine's counties are funded predominantly through the local property tax, which are regressive, even though the vast majority of county services support the state's criminal justice system over which counties have limited control. At the same time, LD 2124 comes along at a time when state support for counties has been flat despite significant inflationary increases in county budgets. LD 2124 further strains local county resources by removing new revenues that could help offset local property tax increases. Without these resources, property taxes will need to go up more, which makes housing less affordable at the local level.

Cover Letter of MCCA re LD 2124

March 3, 2026

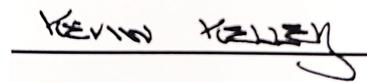
Page 2

LD 2124 should be amended so that shelters are funded through 10% of the State's new mansion tax revenues rather than 100% of the mansion tax revenues unevenly distributed among counties.

Based on the data collected, Maine County Commissioners Association respectfully suggests that LD 2124 should be amended so that shelters are funded out of the \$11 million in new "mansion tax" revenues received by the State, which would represent just 10% of the State's windfall from this tax. The bill should not seek to fund shelters by taking 100% of the new mansion tax revenues that are unevenly distributed among counties such that many counties would actually experience a net revenue loss requiring an increase in property taxes.

We appreciate your time and attention to our concerns, and please let us know if you have any questions or need additional information.

Respectfully submitted,



Kevin Kelley
Co-Chair, Legislative Policy Committee, MCCA



Jean-Marie Caterina
Co-Chair, Legislative Policy Committee, MCCA

cc: Commissioner Andre Cushing, President, MCCA
James I. Cohen, Verrill Dana, LLP, Legislative counsel for MCCA

LD 2124 - An Act to Support Emergency Shelter Funding Using Revenue from the Real Estate Transfer Tax

<u>Prior to the Mansion Tax:</u>			
Total Annual Transfer Tax	\$ 55,432,449.80		
State 90% share		\$ 49,889,204.82	
Counties 10% share		\$ 5,543,244.98	
		<u>\$ 55,432,449.80</u>	
<u>After the Mansion Tax:</u>			
Estimated Total Transfer Tax	\$ 67,616,782.32		2026 Increase vs. 2025 Transfer Tax
State 90.8% Share		\$ 61,396,038.35	State \$ 11,506,833.53
Counties 9.2% Share		\$ 6,220,743.97	Counties \$ 677,498.99
		<u>\$ 67,616,782.32</u>	
<u>Proposed in LD 2124</u>			
Estimated Total Transfer Tax	\$ 67,616,782.32		2026 Increase vs. 2025 Transfer Tax
State 91.8% Share		\$ 62,072,206.17	State \$ 12,183,001.35
Counties 8.2% Share		\$ 5,544,576.15	Counties \$ 1,331.17
		<u>\$ 67,616,782.32</u>	

LD 2124 - An Act to Support Emergency Shelter Funding Using Revenue from the Real Estate Transfer Tax

County	Estimated 2026 Transfer Tax Collected (includes Mansion)	No Mansion Tax 90% State/10% County Split		CURRENT With Mansion Tax 90.8% State/9.2% County Split		PROPOSED With Mansion Tax 91.8% State/8.2% County Split	
		90% State Split Mansion	NO 10% County Split NO Mansion	90.8% State Split WITH Mansion	9.2% County Split WITH Mansion	91.8% State Split WITH Mansion	8.2% County Split WITH Mansion
		Androscoggin	\$ 2,969,263.60	\$ 2,432,958.84	\$ 270,328.76	\$ 2,696,091.35	\$ 273,172.25
Aroostook N	\$ 281,045.60	\$ 252,941.04	\$ 28,104.56	\$ 255,189.40	\$ 25,856.20	\$ 257,999.86	\$ 23,045.74
Aroostook S	\$ 3,705,644.00	\$ 1,678,390.56	\$ 186,487.84	\$ 3,364,724.75	\$ 340,919.25	\$ 3,401,781.19	\$ 303,862.81
Cumberland	\$ 18,429,211.20	\$ 14,384,830.32	\$ 1,598,314.48	\$ 16,733,723.77	\$ 1,695,487.43	\$ 16,918,015.88	\$ 1,511,195.32
Franklin	\$ 2,257,674.40	\$ 1,528,195.68	\$ 169,799.52	\$ 2,049,968.36	\$ 207,706.04	\$ 2,072,545.10	\$ 185,129.30
Hancock	\$ 3,292,684.80	\$ 2,367,200.88	\$ 263,022.32	\$ 2,989,757.80	\$ 302,927.00	\$ 3,022,684.65	\$ 270,000.15
Kennebec	\$ 4,935,880.00	\$ 4,076,397.61	\$ 452,933.07	\$ 4,481,779.04	\$ 454,100.96	\$ 4,531,137.84	\$ 404,742.16
Knox	\$ 1,917,386.00	\$ 1,534,100.04	\$ 170,455.56	\$ 1,740,986.49	\$ 176,399.51	\$ 1,760,160.35	\$ 157,225.65
Lincoln	\$ 1,894,141.20	\$ 1,498,911.48	\$ 166,545.72	\$ 1,719,880.21	\$ 174,260.99	\$ 1,738,821.62	\$ 155,319.58
Oxford	\$ 2,482,364.40	\$ 2,009,529.72	\$ 223,281.08	\$ 2,253,986.88	\$ 228,377.52	\$ 2,278,810.52	\$ 203,553.88
Penobscot	\$ 4,033,267.20	\$ 3,328,912.08	\$ 369,879.12	\$ 3,662,206.62	\$ 371,060.58	\$ 3,702,539.29	\$ 330,727.91
Piscataquis	\$ 1,414,990.00	\$ 819,232.92	\$ 91,025.88	\$ 1,284,810.92	\$ 130,179.08	\$ 1,298,960.82	\$ 116,029.18
Sagadahoc	\$ 1,352,641.12	\$ 1,102,613.00	\$ 122,512.56	\$ 1,228,198.14	\$ 124,442.98	\$ 1,241,724.55	\$ 110,916.57
Somerset	\$ 1,892,757.60	\$ 1,237,199.04	\$ 137,466.56	\$ 1,718,623.90	\$ 174,133.70	\$ 1,737,551.48	\$ 155,206.12
Waldo	\$ 2,491,909.20	\$ 1,500,179.72	\$ 166,686.64	\$ 2,262,653.55	\$ 229,255.65	\$ 2,287,572.65	\$ 204,336.55
Washington	\$ 791,386.80	\$ 673,916.76	\$ 74,879.64	\$ 718,579.21	\$ 72,807.59	\$ 726,493.08	\$ 64,893.72
York	\$ 13,474,535.20	\$ 9,463,695.12	\$ 1,051,521.68	\$ 12,234,877.96	\$ 1,239,657.24	\$ 12,369,623.31	\$ 1,104,911.89
	\$ 67,616,782.32	\$ 49,889,204.82	\$ 5,543,244.98	\$ 61,396,038.35	\$ 6,220,743.97	\$ 62,072,206.17	\$ 5,544,576.15
Additional \$12,184.332 Estimated Revenue collected from Mansion Tax				\$ 11,506,833.53	\$ 677,498.99	\$ 12,183,001.35	\$ 1,331.17

How this affects each County:

**The old formula -
transfer tax only
(NO Mansion)**

(County 10% of the total \$55,432,449)

County

		CURRENTLY			PROPOSED LD2124		
		WITH Mansion 90% /10% split	WITH Mansion 90.8% / 9.2% split	LOSS TO COUNTIES	WITH Mansion 90% /10% split	WITH Mansion 91.8% / 8.2% split	LOSS TO COUNTIES
Androscoggin	\$ 270,328.76	\$ 296,926.36	\$ 273,172.25	\$ (23,754.11)	\$ 296,926.36	\$ 243,479.62	\$ (53,446.74)
Aroostook N	\$ 28,104.56	\$ 28,104.56	\$ 25,856.20	\$ (2,248.36)	\$ 28,104.56	\$ 23,045.74	\$ (5,058.82)
Aroostook S	\$ 186,487.84	\$ 370,564.40	\$ 340,919.25	\$ (29,645.15)	\$ 370,564.40	\$ 303,862.81	\$ (66,701.59)
Cumberland	\$ 1,598,314.48	\$ 1,842,921.12	\$ 1,695,487.43	\$ (147,433.69)	\$ 1,842,921.12	\$ 1,511,195.32	\$ (331,725.80)
Franklin	\$ 169,799.52	\$ 225,767.44	\$ 207,706.04	\$ (18,061.40)	\$ 225,767.44	\$ 185,129.30	\$ (40,638.14)
Hancock	\$ 263,022.32	\$ 329,268.48	\$ 302,927.00	\$ (26,341.48)	\$ 329,268.48	\$ 270,000.15	\$ (59,268.33)
Kennebec	\$ 452,933.07	\$ 493,588.00	\$ 454,100.96	\$ (39,487.04)	\$ 493,588.00	\$ 404,742.16	\$ (88,845.84)
Knox	\$ 170,455.56	\$ 191,738.60	\$ 176,399.51	\$ (15,339.09)	\$ 191,738.60	\$ 157,225.65	\$ (34,512.95)
Lincoln	\$ 166,545.72	\$ 189,414.12	\$ 174,260.99	\$ (15,153.13)	\$ 189,414.12	\$ 155,319.58	\$ (34,094.54)
Oxford	\$ 223,281.08	\$ 248,236.44	\$ 228,377.52	\$ (19,858.92)	\$ 248,236.44	\$ 203,553.88	\$ (44,682.56)
Penobscot	\$ 369,879.12	\$ 403,326.72	\$ 371,060.58	\$ (32,266.14)	\$ 403,326.72	\$ 330,727.91	\$ (72,598.81)
Piscataquis	\$ 91,025.88	\$ 141,499.00	\$ 130,179.08	\$ (11,319.92)	\$ 141,499.00	\$ 116,029.18	\$ (25,469.82)
Sagadahoc	\$ 122,512.56	\$ 135,264.11	\$ 124,442.98	\$ (10,821.13)	\$ 135,264.11	\$ 110,916.57	\$ (24,347.54)
Somerset	\$ 137,466.56	\$ 189,275.76	\$ 174,133.70	\$ (15,142.06)	\$ 189,275.76	\$ 155,206.12	\$ (34,069.64)
Waldo	\$ 166,686.64	\$ 249,190.92	\$ 229,255.65	\$ (19,935.27)	\$ 249,190.92	\$ 204,336.55	\$ (44,854.37)
Washington	\$ 74,879.64	\$ 79,138.68	\$ 72,807.59	\$ (6,331.09)	\$ 79,138.68	\$ 64,893.72	\$ (14,244.96)
York	\$ 1,051,521.68	\$ 1,347,453.52	\$ 1,239,657.24	\$ (107,796.28)	\$ 1,347,453.52	\$ 1,104,911.89	\$ (242,541.63)
	\$ 5,543,244.98	\$ 6,761,678.23	\$ 6,220,743.97	\$ (540,934.26)	\$ 6,761,678.23	\$ 5,544,576.15	\$ (1,217,102.08)

		GAIN TO STATE (In Addition to Mansion Increase)			GAIN TO STATE (In Addition to Mansion Increase)		
How this affects the State:	\$ 49,889,204.82	\$ 60,855,104.09	\$ 61,396,038.35	\$ 540,934.26	\$ 60,855,104.09	\$ 62,072,206.17	\$ 1,217,102.08
Mansion Increase		\$ 10,965,899.27	\$ 11,506,833.53	\$ 12,047,767.79		\$ 12,183,001.35	\$ 13,400,103.43

Support for Homeless Population and Housing Initiatives by County

County	General Fund	ARPA	Notes
Androscoggin	\$ 50,000.00		Kayden's Kitchen (Lewiston Food Pantry)
Aroostook	\$ 4,160.00	\$ 53,506.00	Homeless Shelters of Aroostook
Cumberland		\$ 7,657,040.00	Quality Housing Coalition, City of Portland: Public Health, City of Portland: Tedford Housing, Lakes Region Homeless Service Center Initiative, Through These Doors, Preble Street
Cumberland	\$ -	\$ 9,005,000.00	Habitat for Humanity of Greater Portland, Westbrook Housing Development Corp, Avesta Housing, Rural Rental Housing, Affordable Housing Preservation
Franklin	\$ 106,000.00		Western Maine Community Action, Franklin County Recovery Center
Hancock	\$ 211,275.00		Includes support for H.O.M.E in Orland, and Loaves and Fishes Food Pantry
Kennebec		\$ 200,000.00	MidMaine Homeless Emergency Shelter
Kennebec		\$ 2,095,000.00	Housing initiatives Waterville Manor Gardens, North River Company (Lockwood Mill), KVCAP (Augusta Permanent Housing)
Knox			
Lincoln	\$ 235,000.00		Community Navigator, Tedford Shelter, Elder Care
Lincoln		\$ 1,500,000.00	New Housing Development
Oxford	\$ -	\$ -	
Penobscot	\$ 45,000.00		Bangor Shelter, Together Place, Bangor Area Recovery Network*
Penobscot		\$ 370,712.00	Bangor Area Homeless Shelter, Breaking the Cycle, Burlington Food Pantry, Caring Comm Cupboard, Chester Baptist Food Pantry, Clifton Community Food Bank, Habitat for Humanity, Hope for Homeless, ICM Food Pantry, Lincoln Reg Food Cupboard, Neighbors Supporting Neighbors, Newburgh Reg Comm Food Pantry, Orono Public Library, Patten Comm Food Cupboard, St. Martin's Food Pantry, Welcome to Housing
Piscataquis	\$ 5,000.00		Bangor Shelter, Piscataquis Food Cupboard
Sagadahoc	\$ 26,700.00		Tedford Shelter in Brunswick
Somerset	\$ 30,500.00		Solon Food Cupboard, Kennebec Behavioral Health
Somerset	\$ 850,000.00		Sublocade Treatment for inmates
Waldo	\$ 5,000.00		Waldo Community Action*
Washington	\$ 15,650.00		Next Steps Domestic Violence Shelter
York	\$ 6,000,000.00		Operation costs for a 58 bed facility for drug treatment and recovery (County owned and operated)**
York		\$ 1,250,000.00	Fairtide Housing, Sanford Housing Authority
Totals	\$ 7,584,285.00	\$ 20,881,258.00	

*This funding was reduced due to budget constraints

**York spent \$21M in ARPA and Opioid Settlement Funds to build this treatment facility