



Mark W. Lawrence
Senator, District 35

THE MAINE SENATE
132nd Legislature

3 State House Station
Augusta, Maine 04333

***Testimony of Senator Mark W. Lawrence introducing
LD 760, An Act Establishing the Maine Common Interest Ownership Act.
Before the Joint Standing Committee on Housing and Economic Development
March 25, 2025***

Senator Curry, Representative Gere, and Esteemed Members of the Joint Standing Committee on Housing and Economic Development, my name is Mark Lawrence. I am the State Senator from District 35 in southern York County, proudly representing Eliot, Kittery, Ogunquit, South Berwick and York. I am here to present **LD 760**, An Act Establishing the Maine Common Interest Ownership Act.

A common interest ownership act is a body of law that governs common interest communities like condominiums, cooperatives, and planned unit developments, ensuring uniform standards for their formation, operation, and termination.

These acts exist where residents collectively own and govern shared spaces while maintaining individual ownership of private units or lots. These entities have mandatory membership, common areas, governing documents, such as a declaration or covenants, an association and association bylaws, mandatory fees and assessment authority, as well as rulemaking and enforcement powers.

The goal of MCIOA is to serve as guidelines for all parties, including owners, the board of directors, buyers and sellers, developers, lenders, and real estate agents. The MCIOA eliminates some parts of UCIOA and clarifies others. Maine currently has three different sets of laws applying to common interest communities.

Here today to testify on this bill is Joseph Carleton, a constituent from Kittery. Joseph has drafted the Maine Common Interest Ownership Act, which you've been provided a copy of. This bill would make the most significant changes in Maine condominium law in nearly 50 years. I am grateful for Mr. Carleton's efforts in drafting this.

Thank you for the opportunity to present this bill, I am happy to answer questions the committee may have but would defer questions about specifics of the MCIOA to Mr. Carleton as he's the subject matter expert.