



Joseph E. Martin
Senator, District 19

THE MAINE SENATE
132nd Legislature

3 State House Station
Augusta, Maine 04333

Joint Standing Committee on Taxation
LD 1541, An Act to Provide Property Tax Relief for Senior Residents
April 15, 2025

Good afternoon, Senator Grohoski, Representative Cloutier, and honorable members of the Joint Standing Committee on Taxation. I am Joe Martin and I proudly represent the citizens of Senate District 19, which includes much of Northern Oxford County and communities in Franklin County. I am here to present LD 1541, "An Act to Provide Property Tax Relief for Senior Residents."

This bill improves Maine's property tax program to help seniors stay in their homes. Starting in 2027, qualifying seniors will no longer have to pay property taxes on their homes. This full exemption is meant to ease the financial burden for older Mainers living on fixed incomes.

To qualify, a person must be at least 65 years old (or turning 65 that tax year), live in the home as their permanent residence, and have owned a home in Maine for at least 10 years in a row. The exemption applies to the house and up to one acre of land.

Seniors only need to apply once. After that, they just sign a yearly form confirming they still meet the requirements. If the home is co-owned, at least one owner must qualify for the exemption to apply. The exemption can only be transferred if the new owner also qualifies.

Towns will be fully reimbursed by the State for the tax revenue they lose, so they won't be financially hurt by the program.

This bill not only helps seniors—it also helps the State save money in the long run. When seniors are able to stay in their homes longer, they are less likely to need state-supported nursing home care, which is much more expensive. Helping people age in place is both more affordable and more humane.

The program will be reviewed in 2030 to see if it's working as intended. The review will look at how many people benefit, what it costs, and whether it's saving the State money. Lawmakers will then decide if the program should be continued, expanded, or changed.

I would like to add an amendment that makes those with a property valued at \$500,000 ineligible for the tax relief.

This bill is about giving seniors stability, dignity, and the chance to stay in the homes they've built their lives in.

Thank you for your consideration of this proposal. I would be happy to take any questions.