



Maine Association of County Clerks, Administrator and Managers

***Testimony in Opposition to LD 2124, An Act to Support Emergency Shelter Funding Using Revenue from the Real Estate Transfer Tax.***

February 10, 2026

Senator Curry, Representative Gere, and members of the Joint Standing Committee on Housing And Economic Development,

My name is Tim Curtis, Somerset County Administrator and President of the Maine Association of County Clerks, Administrators and Managers (MACCAM). I am speaking in opposition to LD 2124, An Act to Support Emergency Shelter Funding Using Revenue from the Real Estate Transfer Tax.

To be clear, our objection is not in regard to addressing the needs for Emergency Shelters in our State, but rather to the mechanisms by which the support is funded.

In current state statute (Title 36 §4641-B) the revenue generated from Real Estate Transfer Tax allocates 20% of the funding to fall to the General Fund. Using a calculation based on the amount of Transfer Tax revenue generated in 2025, that General Fund deposit would be approximately \$11.4M.

LD2124 proposes permanently reducing the share kept by County Government to raise approximately \$1.4M to assist with providing emergency shelters. Any reduction in revenue to the counties has a direct impact on property taxes. Why burden the property taxpayer when there is more than adequate funding being deposited to the General Fund each year.

Laws created by the State dictate the process by which real estate transactions are recorded at the Registry of Deeds, and the manner in which transfer taxes are collected, all of which is facilitated at the County level. To be a fair partner in delivering services the State should maintain the full amount (10%) of revenue retained by the Counties.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'T.C.', written over a horizontal line.

Tim Curtis  
Somerset County Administrator

Estimate based on Actual Transfer Tax Collections 2025				
1)	Real Estate Transfer Tax collected (including CITT & FPTT)	\$ 63,541,564.42		
2)	<b>County's 10% Commission</b>	<b>\$ 6,354,156.44</b>		
3)	Remittance to state 90%	\$ 57,187,407.98		
8.2%				
1)	Real Estate Transfer Tax collected (including CITT & FPTT)	\$ 63,541,564.42	1.80% \$ 1,143,748.16	<b>LD2124</b> Allocated as part of the operations share of the shelter operating subsidy program
2)	<b>County's 8.2% Commission</b>		<b>8.20% \$ 5,210,408.28</b>	
3)	Remittance to state 90%	\$ 57,187,407.98	18.00% \$ 10,293,733.44 32.00% \$ 18,299,970.55 30.00% \$ 17,156,222.39 20.00% \$ 11,437,481.60	<b>Title 36 §4641-B.</b> Housing First Fund Housing Opportunities for Maine Fund Housing Production Fund General Fund
			\$ 63,541,564.42	
<p><b>Question to Legislators: If there is already \$11M being allocated to the General Fund, why the need to take 1.8% from Property Taxpayers...? Why not create a mechanism to take the funding to support Emergency Shelters from the General Fund allocation...?</b></p>				