



Town of Northport

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Testimony of the Town of Northport In Opposition to LD 2124 -- An Act to Support Emergency Shelter Funding Using Revenue from the Real Estate Transfer Tax

February 10, 2026

Sen. Curry, Rep. Gere, and distinguished members of the Committee on Housing and Economic Development, my name is James Kossuth, the Town Administrator for the Town of Northport, and I am submitting testimony on behalf of the Town's Select Board and Finance Director in opposition to LD 2124, An Act to Support Emergency Shelter Funding Using Revenue from the Real Estate Transfer Tax.

While we support the goal of expanding and stabilizing emergency shelter funding, we oppose how LD 2124 proposes to fund it by shifting the burden from the State to counties. That approach means the cost of lost revenue to counties will have to be passed on to towns and fall squarely on the backs of Northport's property tax payers.

In FY 25 Northport's Waldo County assessment jumped by 23%, and the initial 2026 budget proposed by Waldo County Commissioners included an even greater increase. The County is working hard to whittle this increase down, but reducing the county share of revenue generated by the Real Estate Transfer Tax only worsens the Waldo County budget crisis and makes it harder to resolve without increasing town assessments by an unreasonable amount.

The number one plea we hear from Northport taxpayers, many of whom are seniors and residents on fixed incomes and those who live paycheck to paycheck, is to keep taxes from rising so much. The stress that increasing property taxes puts on homeowners only exacerbates the problem that LD 2124 is trying to remedy – affordability and housing insecurity.

We urge the Legislature to oppose LD2124.

James Kossuth
Town of Northport
LD 2124

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