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Date: (Filing No. S-)

LABOR AND HOUSING

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**STATE OF MAINE
SENATE
130TH LEGISLATURE
SECOND REGULAR SESSION**

COMMITTEE AMENDMENT “ ” to S.P. 408, L.D. 1240, “Resolve, To Review Barriers to Regional Solutions for Housing Choices”

Amend the resolve by striking out the title and substituting the following:

'Resolve, To Establish a Commission To Increase Housing Opportunities in Maine by Studying Land Use Regulations and Short-term Rentals'

Amend the resolve by striking out everything after the title and inserting the following:

'Sec. 1. Commission established. Resolved: That the Commission To Increase Housing Opportunities in Maine by Studying Land Use Regulations and Short-term Rentals, referred to in this resolve as "the commission," is established.

Sec. 2. Commission membership. Resolved: That, notwithstanding Joint Rule 353, the commission consists of 16 members appointed as follows:

- 1. Two members of the Senate appointed by the President of the Senate, including a member from each of the 2 parties holding the largest number of seats in the Legislature;
- 2. Two members of the House of Representatives appointed by the Speaker of the House, including a member from each of the 2 parties holding the largest number of seats in the Legislature;
- 3. The Director of the Maine State Housing Authority or the director's designee;
- 4. One member representing the Office of the Governor, appointed by the Governor;
- 5. Five public members, one representing a statewide municipal association, one representing a statewide organization that advocates for affordable housing, one representing statewide agricultural interests, one with expertise in transportation matters and one who is in the building trades, appointed by the President of the Senate; and
- 6. Five public members, one representing a regional planning association or a statewide organization that advocates for smart growth policies and projects, one representing the real estate industry, one who is a residential developer, one representing an organization that advocates for low-income or middle-income renters or homeowners

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1 and one representing a local or statewide organization promoting civil rights that has racial
2 justice or racial equity as its primary mission, appointed by the Speaker of the House.

3 **Sec. 3. Chairs. Resolved:** That the first-named Senate member is the Senate chair
4 and the first-named House of Representatives member is the House chair of the
5 commission.

6 **Sec. 4. Appointments; convening of commission. Resolved:** That,
7 notwithstanding Joint Rule 353, all appointments must be made no later than 30 days
8 following the effective date of this resolve. The appointing authorities shall notify the
9 Executive Director of the Legislative Council once all appointments have been completed.
10 After appointment of all members, the chairs shall call and convene the first meeting of the
11 commission. If 30 days or more after the effective date of this resolve a majority of but not
12 all appointments have been made, the chairs may request authority and the Legislative
13 Council may grant authority for the commission to meet and conduct its business. To the
14 greatest extent practicable, the appointing authorities shall appoint the persons they
15 appointed to the Commission To Increase Housing Opportunities in Maine by Studying
16 Zoning and Land Use Restrictions under Resolve 2021, chapter 59.

17 **Sec. 5. Duties. Resolved:** That the commission is authorized to meet 6 times and
18 shall:

19 1. Review data on housing shortages in the State for low-income and middle-income
20 households and data on the conversion of housing units to short-term rentals in the State;

21 2. Review state laws that affect the local regulation of land use and short-term rentals
22 and consider whether they fulfill the goals set forth in the Maine Revised Statutes, Title
23 30-A, section 4312, subsection 3, including but not limited to the promotion of affordable
24 housing; promotion of an economic climate that increases job opportunities and overall
25 economic well-being; and protection of the State’s water resources and other critical natural
26 resources;

27 3. Review efforts in other states and municipalities to address housing shortages
28 through changes to land use restrictions and regulation of short-term rentals; and

29 4. Consider measures that would encourage municipalities to increase available
30 housing, including but not limited to municipal incentives and statewide regulation of
31 short-term rentals.

32 **Sec. 6. Staff assistance. Resolved:** That the Legislative Council shall provide
33 necessary staffing services to the commission, except that Legislative Council staff support
34 is not authorized when the Legislature is in regular or special session.

35 **Sec. 7. Report. Resolved:** That, no later than November 2, 2022, the commission
36 shall submit a report that includes its findings and recommendations, including suggested
37 legislation, to the joint standing committee of the Legislature having jurisdiction over
38 housing matters.

39 **Sec. 8. Outside funding. Resolved:** That the commission shall seek funding
40 contributions to fully fund the costs of the study. All funding is subject to approval by the
41 Legislative Council in accordance with its policies. If sufficient contributions to fund the
42 study have not been received within 30 days after the effective date of this resolve, no
43 meetings are authorized and no expenses of any kind may be incurred or reimbursed.

