



**REALTOR®
Rally**

**APRIL 17
2025**

**MAINE
STATE HOUSE
Augusta**

2025 Rally Schedule

10:30 am: "Pre-Rally" Member Event

Augusta Civic Center

NAR Federal Update

NAR Director of Gov't Advocacy & Operations, Ryan Rusbuldt

Advocacy Panel

MAR Leaders & Government Affairs Team

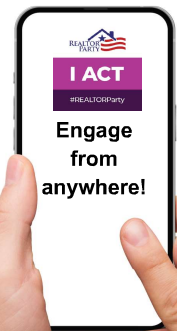
State Issues Briefing, Q & A

MAR Government Affairs Team

Meet REALTOR® Legislators & Networking Lunch

1pm: Rally at the State House

Hall of Flags, Maine State House



What happens at State House?



- Network and Mingle with your fellow REALTOR® members
- Speak with your Senator & Representative
- Tour the State House
- Visit both the House Chamber and Senate Chamber
- Guest Presenters (Governor's Office and Legislative Leadership, invited)
- Photo Opportunities

Additional Resources:

Scan the Codes below to better assist in advocating for your business!

Meet my Senator:

Meet my Representative:





STATE CALL-FOR-ACTION CENTER

Rally Priorities

Protect Private Property Ownership

► Support:

LD 140: An Act to Incrementally Increase the Homestead Property Tax Exemption- Would increase the homestead exemption by \$10K annually until a cap of \$95K is reached.

LD 353: Resolve, to Establish the Commission to Recommend Methods for Preventing Deed Fraud in the State- Would create a study group to explore industry solutions to preventing deed fraud and protecting Maine property owners.

► Oppose:

LD 432: RESOLUTION, Proposing an Amendment to the Constitution of Maine to Allow Municipalities to Apportion Real & Personal Property Taxes on the Basis of Property Classification - Would amend Maine's Constitution to allow local option apportionment of property taxes based on use.

LD 746: An Act to Authorize a Local Option Sales Tax on Short-term Lodging to Fund Municipalities & Affordable Housing- Local option tax, would allow an additional 2% to be taxed on short term lodging.

LD 1145: An Act to Protect Residents Living in Mobile Home Parks- Would require mobile home park owners to give a right of first refusal to tenants before owner could sell the property and would require owner pay for relocation expenses for all tenants if there is a change in use.

Increase Housing Supply & Affordability:

► Support:

LD 997: An Act to Allow Residential Use Development in Commercial Districts- Would permit residential use in commercial zones

LD 1272: An Act to Address the Housing Crisis by Reducing Barriers to Building More Accessory Dwelling Units- Would improve zoning and subdivision law, allowing up to 4 single-family, duplex, triplex or ADUs on a single lot.

► Oppose:

LD 1534: An Act Enabling Municipalities to Protect Tenants and Stabilize Rents- Would allow municipalities to adopt a rent stabilization ordinance, revoke existing Maine law around just-cause evictions, and require an annual report be filed with Maine State Housing Authority and the Maine Office of Community Affairs. Failure to report would be a violation of Maine Unfair Trade Practices Act.

Act Now!



How does MAR prioritize our positioning on proposed bills?

The lobbying efforts are incremental

Support / Oppose

Neither For Nor Against / Monitor

A 4 indicates monitor only – for information purposes.

A 3 with a Support, Oppose, or Neither For Nor Against will receive written testimony only some general lobbying to keep the bill on track. A 3M is a watch status.

A 2 with a Support, Oppose, or Neither For Nor Against will receive verbal and written testimony, higher level of lobbying including member engagement to influence the outcome. A 2M is generally reserved for “concept drafts” where the bill text hasn’t been released.

A 1 with a Support, Oppose or Neither For Nor Against will receive verbal and written testimony, and the very highest level of lobbying using all strategies to achieve the desired outcome.



**Scan to view
Bill Tracker**



Thank you!

Senator Matthew Harrington(REALTOR®)

Senator Donna Bailey

Rep. Vicki Doudera (REALTOR®)

Rep. Josh Morris (REALTOR®)

*For chamber support
& Rally Day announcements!*

REALTOR® members serving in the
Maine Legislature:



Rep. Amy Arata, Rep. Mark Blier, Rep. Vicki Doudera, Rep. Jack Ducharme, Rep. Wayne Farrin, Rep. Paul Flynn, Sen. Matthew Harrington, Sen. Trey Stewart, Rep Joshua Morris, Rep. Dani O’Halloran, Rep. Katrina Smith, Rep. Gregory Swallow, Rep. Nathan Wadsworth

MAR Public Policy Statement



Every two years this document is reviewed and updated based on member input on public policy issues. The PPS is reviewed in advance of each new Legislative Session. It guides all our grassroots advocacy and engagement and is approved by the MAR Board of Directors.



In 1936, MAR was founded under the name REAL ESTATE DEALERS of MAINE and the driving force behind the Association’s organization was **property tax legislation**. Membership was 48 REALTORS® and dues cost \$5.

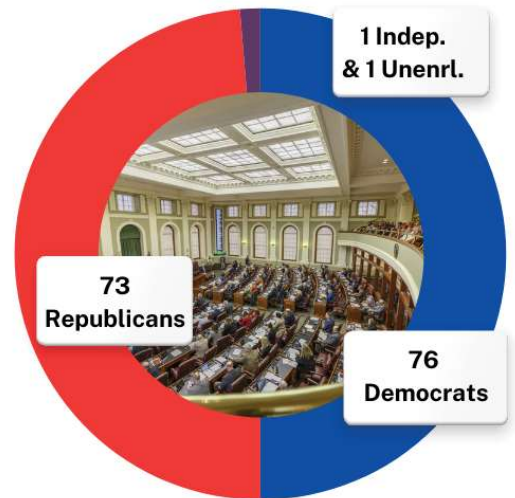
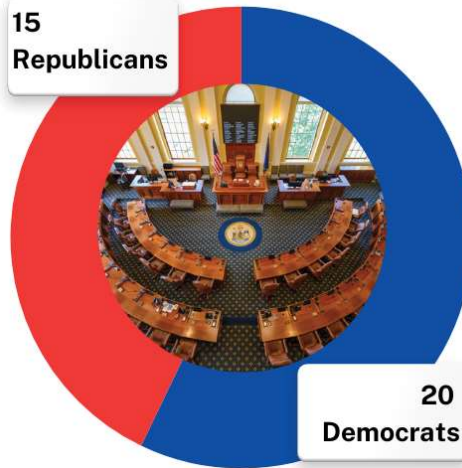
89 YEARS LATER...

We are still advocating for fair property tax legislation

The 132nd Legislature

- The Maine 132nd Legislature's First Session began on December 4, 2024 and will conclude in mid-June of this year.
- The MAR Government Affairs Team together with the 29-member Legislative Committee meets biweekly when the Legislature is in session to discuss and engage on policy proposals as they relate to our industry.

186
Total



Key Legislative Committees for Maine REALTOR® Priorities:



Joint Standing Committees:

Housing & Econ Development, Taxation and Judiciary

See which Legislators serve on these committees:



1489 Bills Printed



40 Supports



30 Opposed



47 Testimonies

27 Priority Bills



274 Bills Tracked

(as of 4/11/25)



2025 Positive Progress:

LD 413: An Act Regarding Disclosure by Sellers of Residential Real Property of Notices of Shoreland Zoning Ordinance Violations - Removes the word "Alleged" from shoreland zoning ordinance violation disclosure requirement. Voted out of committee, "Ought to Pass As Amended", and will soon be voted on in the Senate and House. We thank Rep. Jack Ducharme, REALTOR for sponsoring this bill and working to provide clarity on this requirement.

LD 401: An Act to Support Removal of Overboard Discharge Systems MAR worked behind the scenes with the Maine DEP Commissioner to ensure an additional disclosure around OBDs stayed out of statute as it applies to only a small percentage of properties in our state. Voted out of committee, "Ought to Pass As Amended", and will soon be voted on in the Senate and House. We thank Rep. Vicki Doudera, REALTOR for her support and guidance on this measure.

LD 632: An Act to Allow a Local Option Sales Tax on Short-term Lodging to Fund Affordable Housing Local option tax, would have allowed an additional 2% to be added to the lodging tax, Senate and House both voted "Ought not to Pass".

LD 521: An Act to Prohibit Discrimination in Housing Based on Source of Income, Veteran Status or Military Status - Would have made source of income a protected class under the ME Human Rights Act. MAR was concerned around unintended consequences to transactions using VA or federally financed loan programs. Senate and House both voted "Ought not to Pass".

LD 358: An Act to Increase Fees Paid to Registers of Deeds- Would have decreased the free download limit from 500 to 100 annually. MAR worked with bill sponsor and registries to try to keep that number as close to 500 as possible. Proposed Amendment includes 400 free downloads. Voted out of committee, "Ought to Pass As Amended", and will soon be voted on in the Senate and House.

LD 225: An Act to Reduce Property Taxes and Finance Public School Construction and Education Through a 3 Percent Sales Tax on Hotel and Lodging Place Rentals- Would have been a 3% increase to the lodging tax to fund K-12 public education. Senate and House both voted "Ought not to Pass".

LD 559: An Act to Provide Property Tax Stabilization for Older Maine Residents Local option tax, would have allowed an additional 1% to be added to the lodging tax, to be used for senior property tax stabilization program. Voted out of committee, "Ought Not to Pass", and will soon be voted on in the Senate and House.



Questions?

Contact your MAR Government Affairs Team
207-622-7501 | claire@mainerealtors.com

Maine Real Estate Sales are Essential to Our Economy!



Membership: 6,500 REALTORS® and Affiliated Business Members representing both buyers and sellers in residential and commercial real estate transactions.

- Each Maine home sale contributes an estimated **\$170,100 to Maine's economy**.
- For every two home sales in Maine, the equivalent of one job is created.
- The real estate industry accounted for **\$18.3 billion** or **19.5%** of Maine's gross state product in 2024.
(Source: U.S. Bureau of Economic Analysis, NAR 2024 Q3 update)

**Protect Private
Property Rights**

**Increase Housing Supply
& Affordability**

Why do we advocate?

Maine REALTORS® are the “go-to” source for current, trustworthy, and complete real estate information in all markets and regions in the state; and we are the source of objective, professional guidance which meets high ethical standards.

Maine REALTORS® grow Maine's economy, build Maine communities, and advocate for the protection of private property rights.

Our Goals:

To effectively supports our REALTOR® members through high quality information, support services; and through advocacy at the local, state, and federal levels that is responsive, readily organized, and impactful.

That there is a strong economy that provides the employment and income to support an active real estate market for residents, businesses, tourists, and nonprofit institutions throughout the state and in turn supports the continuing growth of the Maine economy.

That there is a healthy supply of affordable, safe, secure and quality residential and commercial real estate inventory of various types available statewide



VOTE

ACT

INVEST

REALTORParty.realtor

**TO ENGAGE from anywhere,
Please text the word "REALTORS"
to 30644, to activate REALTOR® Party Mobile Alerts.**

Thank you

**The Voice for
Real Estate
in Maine since
1936**



Maine Association of REALTORS®
19 Community Drive, Augusta, ME 04330
info@mainerealtors.com | (207) 622-7501