1 LD 1240 2 (Filing No. S-Date:) 3 LABOR AND HOUSING 4 Reproduced and distributed under the direction of the Secretary of the Senate. 5 STATE OF MAINE 6 **SENATE** 130TH LEGISLATURE 7 8 SECOND REGULAR SESSION 9 COMMITTEE AMENDMENT " " to S.P. 408, L.D. 1240, "Resolve, To Review 10 Barriers to Regional Solutions for Housing Choices" 11 Amend the resolve by striking out the title and substituting the following: 12 'Resolve, To Establish a Commission To Increase Housing Opportunities in Maine by Studying Land Use Regulations and Short-term Rentals' 13 14 Amend the resolve by striking out everything after the title and inserting the following: 15 'Sec. 1. Commission established. Resolved: That the Commission To Increase Housing Opportunities in Maine by Studying Land Use Regulations and Short-term 16 Rentals, referred to in this resolve as "the commission," is established. 17 18 Sec. 2. Commission membership. Resolved: That, notwithstanding Joint Rule 19 353, the commission consists of 16 members appointed as follows: 20 1. Two members of the Senate appointed by the President of the Senate, including a 2.1 member from each of the 2 parties holding the largest number of seats in the Legislature; 22 2. Two members of the House of Representatives appointed by the Speaker of the 23 House, including a member from each of the 2 parties holding the largest number of seats 24 in the Legislature; 25 3. The Director of the Maine State Housing Authority or the director's designee; 26 4. One member representing the Office of the Governor, appointed by the Governor; 27 5. Five public members, one representing a statewide municipal association, one 28 representing a statewide organization that advocates for affordable housing, one representing statewide agricultural interests, one with expertise in transportation matters 29 30 and one who is in the building trades, appointed by the President of the Senate; and 31 6. Five public members, one representing a regional planning association or a 32 statewide organization that advocates for smart growth policies and projects, one 33 representing the real estate industry, one who is a residential developer, one representing 34 an organization that advocates for low-income or middle-income renters or homeowners

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

- **Sec. 3. Chairs. Resolved:** That the first-named Senate member is the Senate chair and the first-named House of Representatives member is the House chair of the commission.
- **Sec. 4. Appointments; convening of commission. Resolved:** That, notwithstanding Joint Rule 353, all appointments must be made no later than 30 days following the effective date of this resolve. The appointing authorities shall notify the Executive Director of the Legislative Council once all appointments have been completed. After appointment of all members, the chairs shall call and convene the first meeting of the commission. If 30 days or more after the effective date of this resolve a majority of but not all appointments have been made, the chairs may request authority and the Legislative Council may grant authority for the commission to meet and conduct its business. To the greatest extent practicable, the appointing authorities shall appoint the persons they appointed to the Commission To Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions under Resolve 2021, chapter 59.
- **Sec. 5. Duties. Resolved:** That the commission is authorized to meet 6 times and shall:
- 1. Review data on housing shortages in the State for low-income and middle-income households and data on the conversion of housing units to short-term rentals in the State;
- 2. Review state laws that affect the local regulation of land use and short-term rentals and consider whether they fulfill the goals set forth in the Maine Revised Statutes, Title 30-A, section 4312, subsection 3, including but not limited to the promotion of affordable housing; promotion of an economic climate that increases job opportunities and overall economic well-being; and protection of the State's water resources and other critical natural resources;
- 3. Review efforts in other states and municipalities to address housing shortages through changes to land use restrictions and regulation of short-term rentals; and
- 4. Consider measures that would encourage municipalities to increase available housing, including but not limited to municipal incentives and statewide regulation of short-term rentals.
- **Sec. 6. Staff assistance. Resolved:** That the Legislative Council shall provide necessary staffing services to the commission, except that Legislative Council staff support is not authorized when the Legislature is in regular or special session.
- **Sec. 7. Report. Resolved:** That, no later than November 2, 2022, the commission shall submit a report that includes its findings and recommendations, including suggested legislation, to the joint standing committee of the Legislature having jurisdiction over housing matters.
- **Sec. 8. Outside funding. Resolved:** That the commission shall seek funding contributions to fully fund the costs of the study. All funding is subject to approval by the Legislative Council in accordance with its policies. If sufficient contributions to fund the study have not been received within 30 days after the effective date of this resolve, no meetings are authorized and no expenses of any kind may be incurred or reimbursed.

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1 2	Sec. 9. Appropriations and allocations. Resolved: That the appropriations and allocations are made.	e following	
3	LEGISLATURE		
4	Study Commissions - Funding 0444		
5	Initiative: Allocates funds for the costs to the Legislature of the Commission To Increase		
6 7	Housing Opportunities in Maine by Studying Land Use Regulations and Short-term Rentals.		
8	OTHER SPECIAL REVENUE FUNDS 2021-22	2022-23	
9	Personal Services \$0	\$880	
10	All Other \$0	\$1,370	
11 12	OTHER SPECIAL REVENUE FUNDS TOTAL \$0	\$2,250	
13	•		
14 15	Amend the resolve by relettering or renumbering any nonconsecutive Part letter or section number to read consecutively.		
16	SUMMARY		
17	This amendment replaces the resolve. The amendment establishes the Commission To		
18	Increase Housing Opportunities in Maine by Studying Land Use Regulations and Short-		
19	term Rentals, which is a 16-member commission directed to review data on housing		
20	shortages in the State for low-income and middle-income households and data on the		
21 22	conversion of housing units to short-term rentals in the State; review state laws that affect the local regulation of land use and short-term rentals and consider whether they fulfill the		
23	goals set forth in the Maine Revised Statutes, Title 30-A, section 4312, subsection 3,		
24	including but not limited to the promotion of affordable housing, the promotion of an		
25	economic climate that increases job opportunities and overall economic well-b		
26	protection of the State's water resources and other critical natural resources; re		
27	in other states and municipalities to address housing shortages through changes		
28	restrictions and regulation of short-term rentals; and consider measures		
29 30	encourage municipalities to increase available housing, including but not limited to		
	municipal incentives and statewide regulation of short-term rentals.		
31	The commission must, no later than November 2, 2022, submit a report		
32	suggested legislation, to the joint standing committee of the Legislature having	jurisdiction	
33	over housing matters.		
34	The amendment also adds an appropriations and allocations section.		
35	FISCAL NOTE REQUIRED		

(See attached)