



2023 Maine End of Session Report

CAI's Maine Legislative Action Committee (ME LAC) had a mild legislative session. The 9-member volunteer committee reviews bills, drafts testimony, meets with legislators and other decision-makers, and testifies for or against bills on behalf of the [127,000 Mainers living in 55,000 homes in fewer than 2,000 community associations](#). There were more than 2,000 bills introduced in 2023, and the ME LAC closely monitored four bills that would have directly affected community associations. Below is a brief overview of the ME LAC's priority legislation.

LD 657, An Act To Amend The Percentage Of Votes Needed For An Amendment Of A Declaration In The Maine Condominium Act. The ME LAC wrote and championed this legislation which would have changed the requirements for certain types of votes in condominiums. Under the Maine Condominium Act, a unanimous vote of unit owners is required to create or increase special declarant rights, add more units, or change the boundaries, allowed use, and/or interests of units. This bill would have lowered the threshold to 90% of owners in attendance or a unanimous vote of all interested parties, and allowed for condominiums to pass important policies with fewer roadblocks. As the bill gained extensive traction in the committee of origin, the ME LAC hopes to reintroduce this bill next legislation session.

Status: FAILED

LD 524, An Act Requiring the Installation Of Electric Vehicle Charging Stations In New Commercial And Multifamily Parking Lot Construction. ME LAC monitored this bill that would require the installation of electric vehicle charging stations in all new or improved multifamily parking lots. This legislation would have been costly and burdensome to associations, as any upgrade in parking lots, including menial repairs like filling potholes, resealing, or repainting, would have required this installation, even if no current resident would have a need for an EV station.

Status: FAILED

LD 1662, Resolve, To Study The Adoption Of The Uniform Common Interest Ownership Act. The ME LAC championed this bill that would direct a commission to study the need to adopt uniform legislation regarding common interest ownership. The ME LAC supports and recommends consideration and adoption of one or more of the Uniform Community Association Acts by all states. Maine already has adopted the Uniform Condominium Act, along with eleven other states. To date, ten states have adopted the Uniform Common Interest Ownership Act (UCIOA).

Status: FAILED

Maine Contact Information

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Your Assistance is Needed

Expenses incurred by the LAC are paid for with donations and Advocacy Fund fees. Corporate contributions are allowed and appreciated. Most community association boards can legally allocate money to support the ME LAC. Please visit www.caionline.org/lacdonate/ and donate to “Maine” to support our continued efforts.

For more information visit www.caionline.org/MELAC.