

2024 Legislative Session Report



2024 CAI Maine Legislative Session Report

Community Associations Institute (CAI) Maine Legislative Action Committee (AL LAC) spent the 2024 legislative session advocating on behalf of the approximately [127,000 Mainers live in 55,000 homes in fewer than 2,000 community associations](#). In this legislative session spanning from January 3 to April 17, the legislature introduced more than 300 pieces of legislation, and the ME LAC monitored 2 pieces of legislation that would have directly impacted the community association housing model. Below is a brief overview of the most important legislative issues from this year:

ME LD 1976 - An Act To Update The Growth Management Program Laws

The ME LAC monitored this bill that deals with several elements of affordable housing and housing growth. The LAC monitored to ensure that amendments did not include prohibitions on community associations from self-regulating. The bill failed in committee.

Status: Failed Sine Die

ME LD 654 - Resolve, Directing The Finance Authority Of Maine To Establish A Pilot Program To Encourage The Development Of Accessory Dwelling Units

The Maine Legislative Affairs Committee (ME LAC) monitored a bill directing the Office of Policy Innovation and the Future to study methods for encouraging the development of accessory dwelling units (ADUs). This involved convening a stakeholder group to explore financing, incentive programs, building designs, and municipal ordinances related to ADUs, with a report submitted to the Joint Select Committee on Housing by March 1, 2024. Subsequently, a resolve was passed to establish a 2-year pilot program through the Finance Authority of Maine, aiming to promote ADU development by offering reduced interest rates on community bank loans for up to 100 ADUs. Annual reports on program usage are required, with the first report due by November 6, 2024.

Status: Passed, first report is due November 6, 2024

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Track ME Legislation

CAI keeps track of legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock [here](#).

Donate Today

CAI depends on professional lobbyists funded by community associations, businesses, and individuals to create the best public policy for the community association industry in Maine.

To support their efforts, visit caionline.org/lacdonate and select "Maine."

Help Shape Legislation

Join our CAI Advocacy Ambassador program and become a part of the movement to create positive change. Your voice matters, so [sign up now](#) to make your mark!

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