



132nd MAINE LEGISLATURE

FIRST REGULAR SESSION-2025

Legislative Document

No. 264

H.P. 167

House of Representatives, January 28, 2025

An Act to Remove the 12-month Waiting Period for the Maine Resident Homestead Property Tax Exemption

Received by the Clerk of the House on January 23, 2025. Referred to the Committee on Taxation pursuant to Joint Rule 308.2 and ordered printed.

A handwritten signature in cursive script, reading "R B. Hunt".

ROBERT B. HUNT
Clerk

Presented by Representative HEPLER of Woolwich.

Cosponsored by Representatives: ANKELES of Brunswick, DILL of Old Town, RAY of Lincolnville, SINCLAIR of Bath.

Be it enacted by the People of the State of Maine as follows:

Sec. 1. 36 MRSA §681, sub-§5, as enacted by PL 2005, c. 647, §3 and affected by §5, is amended to read:

5. Qualifying shareholder. "Qualifying shareholder" means a person who is a:

A. Shareholder in a cooperative housing corporation that owns a homestead in this State; and

~~B. Shareholder for the preceding 12 months in the cooperative housing corporation specified in paragraph A; and~~

C. Permanent resident of this State.

Sec. 2. 36 MRSA §683, sub-§1, as amended by PL 2017, c. 478, §1, is further amended to read:

1. Exemption amount. Except for assessments for special benefits, the just value of \$10,000 of the homestead of a permanent resident of this State who has owned a homestead in this State for the preceding 12 months is exempt from taxation. Notwithstanding this subsection, a permanent resident of this State who loses ownership of a homestead in this State due to a tax lien foreclosure and subsequently regains ownership of the homestead from the municipality that foreclosed on the tax lien is deemed to have continuously owned the homestead and may not be determined ineligible for the exemption provided in this section due to the ownership of the homestead by the municipality. In determining the local assessed value of the exemption, the assessor shall multiply the amount of the exemption by the ratio of current just value upon which the assessment is based as furnished in the assessor's annual return pursuant to section 383. If the title to the homestead is held by the applicant jointly or in common with others, the exemption may not exceed \$10,000 of the just value of the homestead, but may be apportioned among the owners who reside on the property to the extent of their respective interests. A municipality responsible for administering the homestead exemption has no obligation to create separate accounts for each partial interest in a homestead owned jointly or in common.

SUMMARY

This bill removes the 12-month waiting period before an eligible applicant may receive the Maine resident homestead property tax exemption.