

Notice of Agency Rulemaking Proposal

AGENCY: Maine Office of Community Affairs

CHAPTER NUMBER AND TITLE: 08-001 CMR Ch. 1, Housing Opportunity Program: Municipal Land Use and Zoning Ordinance Rule

TYPE OF RULE (*check one*): Routine Technical Major Substantive

PROPOSED RULE NUMBER:

BRIEF SUMMARY:

The Housing Opportunity Program, within the Maine Office of Community Affairs, is proposing to amend Chapter 1 to implement the statutory changes in PL 2025 Ch. 385. In addition, new sections are proposed to implement new legislation about residential unit vehicular parking and residential uses in commercial zones, PL 2025 Ch. 374 and PL 2025 Ch. 364.

Date, time and location of PUBLIC HEARING (*if any*): October 20, 2025, at 10am via Zoom. Please email hilary.gove@maine.gov to receive the Zoom link for the public hearing.

COMMENT DEADLINE: October 31, 2025, by 5 p.m.

CONTACT PERSON FOR THIS FILING (*include name, mailing address, telephone, fax, TTY, email*):

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CONTACT PERSON FOR SMALL BUSINESS IMPACT STATEMENT (*if different*): N/A

FINANCIAL IMPACT ON MUNICIPALITIES OR COUNTIES (*if any*): This rule requires municipalities to update land use and zoning ordinances in accordance with PL 2025 Ch. 385, PL 2025 Ch. 374 and PL 2025, Ch. 364. Municipalities may incur costs to update ordinances. To help reduce the financial impact on municipalities to come into compliance with all three pieces of legislation, the Housing Opportunity Program will provide grants to municipalities for municipal ordinance development.

STATUTORY AUTHORITY FOR THIS RULE: PL 2021 Ch. 672, PL 2023 Ch. 192, PL 2023 Ch. 264, PL 2025 Ch. 385, PL 2025 Ch. 374, and PL 2025 Ch. 364

SUBSTANTIVE STATE OR FEDERAL LAW BEING IMPLEMENTED (*if different*): N/A

AGENCY WEBSITE: www.maine.gov/moca

EMAIL FOR OVERALL AGENCY RULEMAKING LIAISON: Samantha Horn, Samantha.Horn@maine.gov