



2021 End of Session Report

CAI's Maine Legislative Action Committee (ME LAC) had a mild legislative session. The 9-member committee volunteered to review bills, draft testimony, meet with legislators and other decision-makers, and testify for or against bills. Despite the continuing COVID-10 pandemic, Maine's General Assembly was held virtually during this year's legislative session. There were more than 1,400 bills introduced, 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 192, An Act to Define the Responsibilities of Property Owners for Maintenance and Repair of Private Roads. ME LAC monitored this bill that established responsibility for the repair and maintenance of private roads and private ways that benefit residential properties. This bill provided that unless there is an agreement, restriction, covenant or road association that specifies the cost to be paid by each owner of a benefited property, the cost is shared in proportion to the benefit received by each owner of benefited property. An owner who damages a private road or private way that benefits other residential properties is solely responsible for the cost of repairs to fix the damage. An owner who fails to comply may be forced to comply through an action brought by other owners on the private road or private way.

Status: PASSED – Signed by Governor 3/17/2021

LD 683, An Act To Allow Maine Nonprofit Corporations to Hold Meeting Electronically. This bill allows the board of directors of a nonprofit corporation to adopt guidelines and procedures for remote meetings or to allow members to participate remotely. If a community association in Maine is organized as a nonprofit, the association will now have the ability to hold board meetings electronically. The Maine LAC successfully advocated in support of this bill with clean-up amendments related to the community association industry. The Maine Senate Judiciary Committee largely adopted the recommendations of the Maine LAC, members of which testified at a public hearing on this legislation and submitted written suggestions that resulted in substantial improvement to the original bill language. This bill becomes effective on September 14, 2021.

Status: PASSED – Signed by Governor 6/21/2021

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.