2019 End of Session Report

Community Associations Institute’s (CAI) Maine Legislative Action Committee (ME LAC) had a busy legislative session. There were more than 1,950 bills introduced, and the ME LAC closely monitored nine bills that would have directly affected community associations, opposing two. Below is a brief overview:

Bills that Passed

- **Electronic Voting (LD 894)** - This bill allows bylaws to provide, or the board of directors or members to determine, that some or all votes by members of a non-profit may be conducted by electronic voting under the procedures established by the corporation. Voting conducted by electronic transmission must be filed with the minutes of members’ meetings and has the same effect as an in-person vote or a vote by proxy. The LAC submitted testimony explaining our industry’s concerns with the piece of legislation. The Governor ultimately signed this bill and it became effective June 5, 2019.

- **Extension of Lien Period (LD 251)** – This bill amends the Maine Condominium Act and states a lien for unpaid condominium assessments is extinguished unless proceedings to enforce the lien are instituted within six years after the full amount of the assessments becomes due. The Governor signed this bill and it became effective March 15, 2019.

A Bill that Failed Opposed by the LAC

- **Amateur Radio (LD 1507)** - This bill would have prohibited a homeowners association from restricting the construction and operation of an amateur radio station by an amateur radio operator licensed by the Federal Communications Commission. It would have allowed homeowners associations to establish certain requirements concerning the construction and appearance of amateur radio station antennas. The LAC actively opposed this bill, submitting testimony to the state legislature explaining that this bill had the potential of preempting community association rules and the wishes of the majority of the community residents for an individual’s special interest. The Committee on Judiciary ultimately killed this bill.

For more information on ME LAC’s activities and community association legislation in Maine, visit [www.caionline.org/MELAC](http://www.caionline.org/MELAC).

Your Assistance is Needed

The CAI Maine LAC uses professional, paid lobbyists as a vital and integral part of the legislative process. As volunteers, CAI ME LAC members significantly rely on this highly effective professional representation. To help fund the CAI ME LAC advocacy activities in 2019 and beyond, donations are vital to our continued successes. We encourage donations from Maine community associations and individuals. Please visit [www.caionline.org/lacdonate](http://www.caionline.org/lacdonate/) and donate to “Maine” to support our continued efforts.

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