

2026 Maine Legislative Session Report



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Community Associations Institute (CAI) Maine Legislative Action Committee (ME LAC) spent the 2026 legislative session advocating on behalf of [approximately 130,000 Mainers who live in 56,000 homes in fewer than 2,000 community associations.](#)

Legislative Overview

The 132nd Maine Legislature operates in a two-year (biennial) cycle, featuring a first regular session in odd-numbered years and a second regular session in even-numbered years. The Second Regular Session convened on January 7, 2026, and adjourned on April 14, 2026.

In Maine, after choosing to sponsor a bill, a legislator may request a draft through a Legislative Request (LR). The bill sponsor works with other parties to craft the language and may garner support from other legislators in the form of co-sponsorship. The bill is then assigned to a committee, which conducts a public hearing and work session before voting. Bills are considered by the full House and Senate after the committee votes. Even if a majority of the committee opposes a bill, it must still be considered by the full legislature. If a bill passes the House and Senate and there are differences between each chamber's versions of the bill, a conference committee may be appointed to resolve them. Once a bill has completed all steps in both chambers, it is sent to the governor. [Learn more about how laws are created in Maine.](#)

CAI Legislative Action Committees (LACs) support legislation that aligns with [CAI's public policy positions](#) and opposes legislation that does not. If a LAC believes it may need to consider or adopt any legislative or regulatory position that would be in conflict with these official positions, it must submit a request for a deviation to be considered by CAI's Government & Public Affairs Committee and/or Board of Trustees.

This session ME LAC tracked nearly 70 pieces of legislation in Maine, directly advocating on those with potential implications on the community association industry. Below are the highlights.

LD 760 – Commission To Study the Adoption of The Maine Common Interest Ownership Act

ME LAC [monitored](#) this legislation, which was introduced in 2025 and carried over into the 2026 legislative session. LD 760 would establish the Commission to Study the Need to Codify or Recodify Laws Regarding Residential Community Ownership Associations by Adopting the Uniform Common Interest Ownership Act. This commission would be tasked with reviewing data on existing condominium and noncondominium community ownership associations in Maine, reviewing state statutes that govern and case law that affects condominium and noncondominium community ownership association developments, review efforts in other states to address problems with community ownership associations, and consider whether the adoption of the Uniform Common Interest Ownership Act or other laws may be suitable for Maine. The bill was amended prior to its final adoption to include a representative on the commission from the CAI New England Chapter who is a member of the Maine State Bar Association.

Under this legislation, the commission would consist of 12 members:

- 2 members of the Senate appointed by the President of the Senate, including 1 member from each of the 2 parties holding the largest number of seats in the Legislature;
- 3 members of the House of Representatives appointed by the Speaker of the House, including at least 1 member from each of the 2 parties holding the largest number of seats in the Legislature;
- 1 member of the Maine State Bar Association with a substantial practice in condominium or community ownership association law, 1 appointed by the President of the Senate and 1 appointed by the Speaker of the House;
- 1 member representing the real estate development community, appointed by the President of the Senate;
- 1 member from an association representing municipalities in the State, appointed by the President of the Senate;
- 1 member of the Maine State Bar Association with a substantial practice in condominium or community ownership association law who represents the New England Chapter of the Community Associations Institute, appointed by the Speaker of the House;
- 1 member representing the State's lending community, appointed by the Speaker of the House;
- 1 member representing condominium owners or homeowners in community ownership associations in the State, appointed by the Speaker of the House; and

- 1 member of the Commission on Uniform State Laws, as established by the Maine Revised Statutes, Title 5, section 12004-K, subsection 8, appointed by the Governor.

This bill was amended and voted out of committee in 2025 and did not see further movement until the final day of the 132nd Maine Legislature.

Status: CARRIED OVER FROM 2025 to 2026 – Passed both chambers. Signed by Governor on April 16, 2026.

[LD 2100 - An Act To Update The Laws Regarding Fuel Gas Detector Requirements](#)

ME LAC [monitored](#) this legislation, which would have updated requirements for installing fuel gas detectors in buildings with appliances that combust fuel gases like propane and natural gas. It sought to mandate installation in multifamily units, educational facilities, and various occupancies according to the National Fire Protection Association Life Safety Code, with implementation phased from 2026 to 2028. The Office of the State Fire Marshal and various state, county, and municipal authorities would have been responsible for enforcing the provisions outlined in this legislation.

Implementation would be costly for associations and homeowners, as the bill would have effectively required retrofitting in certain existing buildings. The bill sought to expand the requirement for fuel gas detectors to various occupancies—such as multifamily units, hotels, dormitories, business and mercantile occupancies, and more. Thus, homeowners would have been required to install fuel gas detectors in rooms with fuel-burning appliances, regardless of the building’s age or when appliances were installed. The enforcement provisions of this bill would have applied to both existing and new construction.

Status: Bill died after passing out of committee and full House.

[LD 184 - Resolve, Establishing The Commission To Study The Foreclosure Process](#)

ME LAC [monitored](#) this legislation, which was introduced in 2025 and carried over into the 2026 legislative session. This bill sought to establish a commission to study the foreclosure process in Maine. This legislation would not have directly impacted community associations but rather was monitored as any potential findings of such a commission could impact foreclosures by and in community associations across the state.

CAI [endorses legislation](#) that provides a fair and equitable foreclosure process by third-party lenders that protect homeowners, property values, and the financial health of community associations. CAI also [endorses legislation](#) that provides a fair and equitable

process for the foreclosure of association liens for common expense assessments that protects homeowners, property values, and the financial health of community associations by ensuring foreclosures by community associations are completed in a timely and reasonable manner. CAI believes that foreclosure should be a final resort after other reasonable attempts have been made to compel owners to fulfill their obligations to the association.

Status: Bill died after passing out of committee.

Get Involved in CAI's Maine Advocacy Work through Your Local Chapter!

In addition to strong and effective advocacy work in Augusta, CAI's New England Chapter provides information, resources, education programs and best practices designed to help you and your communities throughout Maine thrive.

Not a member yet? Join a growing global network of more than 51,000 community managers, management company executives, homeowner leaders, and business partners, and open up a world of opportunities for professional growth, networking and industry knowledge.

Learn more and join today at <https://www.caine.org/>

<p>Track ME Legislation CAI tracks legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock here.</p>	<p>Legislative Resources and Chapter Contact Information Maine Legislative Action Committee CAI New England Chapter Chapter Executive Director - Ms. Claudette Carini (781) 237-9020 (13) ccarini@caine.org</p>
<p>Support and 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. Learn More & Donate Today by Selecting "Maine."</p>	
<p>Register for CAI's 2026 Congressional Advocacy Summit on September 24 in Washington D.C. This exclusive members-only event brings together industry leaders and advocates to engage directly with members of Congress and their staff. As the premier advocacy</p>	

event of the year for the community association housing model, CAI's Advocacy Summit offers a unique opportunity to meet face-to-face with federal lawmakers and help shape public policy impacting the industry.

[Register today!](#)

Review CAI's Public Policy Positions



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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!



www.caionline.org/Ambassadors