



GPBR Legislative Updates

May 2026 Local Policy Tracking Report

Primary elections are a major focus statewide, with numerous council and select board seats up for election. **June 4th is the last day to vote early in person**, and **Election Day is June 9th!** We are also paying close attention to municipal budget validation questions appearing on local ballots.

The following communities have council candidate votes on the June Ballot:

- Cumberland - [More information here](#)
- Falmouth - [More information here](#)
- Gray - [More information here](#)
- New Gloucester - [More information here](#)
- North Yarmouth - [More information here](#)
- Yarmouth - [More information here](#)

We are also seeing several communities begin discussing data center moratoria following the veto of the statewide moratorium bill. Local land use and infrastructure conversations are becoming increasingly important across Maine.

Cape Elizabeth

- Cape Land Trust expansion: Added 15 to existing 325 acres (David Forest)
- Solar project approved: Installation on capped landfill behind transfer station
- Blue Meadow condo development breaks ground in Cape Elizabeth, 18 unit condo dev [covered here by Maine Biz](#)
- Town [Council Report Here](#)
- Cape Town [Manager's Report Here](#)
- Cape [Election Info Here](#)
- Meeting and [agenda here](#)

Cumberland

- Budget Review Workshops, [more info here](#)
- Latest [Cumberland Crier here](#)
- Town Council: 1 At-Large seat & 1 Center seat, [more info here](#)
- Here's what Cumberland voters can expect on the June ballot, [covered here by the PPH](#)

- Cumberland Election [Info Here](#)
- [Agenda Center here](#)

Falmouth

- A 48-unit townhome development aimed at expanding workforce housing is officially underway in Falmouth, [covered here by WGME](#)
 - [Scittery Woods Info Here](#)
- Sign-up For Free Energy Coaching Session, [more info here](#)
- Here's what Falmouth voters will see on their June ballot, [covered here by the PPH](#)
- Latest [Falmouth Newsletter here](#)
- Falmouth [Election Info Here](#)
- [Calendar and agendas here](#)

Freeport

- Crews break ground on new housing project in downtown Freeport, [covered here by newscentermaine](#)
- Freeport Sewer District breaks ground on \$20M upgrade, [covered here by Maine Biz](#)
- Coffee with Councilors - Come discuss ideas and concerns with Town Council leadership the first Monday of every month at 8 a.m.
 - [Visit the Town Council page](#)
- Freeport [Election Info Here](#)
- [Calendar and agendas here](#)

Gorham

- Gorham Planning Board hears pushback on Amazon warehouse proposal, [covered here by Maine Biz](#)
- [Gorham United Facebook here](#) - Gorham United is an all-volunteer organization made up of Gorham residents working to protect our small-town character by promoting thoughtful development
- Gorham [Election Info Here](#)
- Town Council [agenda](#)

Gray

- Open positions include:
 - Gray Town Councilors (two 3-year terms)
- Town of Gray Launches "No Gray Area: Just the Facts" Webpage to Combat Misinformation, [more info here](#)
- Village Transformation Project - [More info here](#)
- You can learn about the FY27 budget on our [website](#)
- Gray [Town Newsletter here](#)
- Gray [Election Info Here](#)
- [Agendas here](#)

New Gloucester

- Select Board Member - 1 position (3-year term)
- [**Council meeting schedule here**](#)
- [**New Gloucester Election Info Here**](#)

North Yarmouth

- 2 seats for Select Board (3-year term), [**more info here**](#)
- Comprehensive Plan [**Proposed changes to Land Use here.**](#)
- North Yarmouth [**Election Info Here**](#)
 - Comprehensive Plan Committee seeking member, [**more info here**](#)
- [**Meeting and agenda here**](#)

Portland

- Portland Rent Control Study Featured by NAR - [**Read it Here**](#)
- 'Devil is in the details': What Mass. can learn about rent control from Portland, Maine, [**covered here by Boston 25**](#)
- Is Portland the only Maine municipality with rent control laws? [**Covered here by GiGAFACT**](#)
- Work underway on several new housing sites in downtown Portland - [**Covered here by WGME**](#)
- Portland approved a record number of homes last year — but far fewer got built - [**covered here by Planetizen**](#)
- [**Portland City Council passes controversial music venue buffer, covered here by Maine Biz**](#)
- Is a Portland rule requiring affordable units slowing down real housing growth? [**Covered here by the PPH**](#)
- In Focus Maine: Mayor Mark Dion describes affordable housing - [**Covered here by Spectrum News**](#)
- Is Portland throwing away an opportunity (zone)? - [**Covered here by the PPH**](#)
- Read the New Inclusionary Zoning Analysis The Inclusionary Zoning Study for the City of Portland is [**now available on our website**](#). The study, prepared by CZB, LLC, was commissioned by the City to better understand the efficacy of its inclusionary zoning policy.
- Portland council moves \$179M school budget forward - 5.68% increase in the school portion of the property tax rate, [**covered here by the PPH**](#)
- Portland to review public feedback on future of Bayside 'Midtown properties', [**covered here by News Center**](#)
- [**City news updates**](#)
- Portland [**Election Info Here**](#)
- [**Meeting schedule here**](#)

Pownal

- [**Pownal Annual Town Report here**](#)
- Pownal [**Election Info Here**](#)
- [**Meeting calendar here**](#)

Scarborough

- Scarborough [**Budget info here**](#)
- The Council created a new Tree Care Advisory Board
- Scarborough [**Newsletter here**](#)
- Scarborough [**Election Info Here**](#)
- Town Council [**agendas**](#).
- Planning Board [**agendas**](#)

South Portland

- Plans to reconfigure several South Portland, Maine, schools delayed for a year, [**covered here by WMTM**](#)
- [**3 easy ways to connect**](#) with the City Council
- South Portland [**Newsletter here**](#)
- South Portland [**Election Info Here**](#)
- South Portland City Council and Planning Board [**agenda**](#)

Westbrook

- [**Potential residential development in Westbrook could bring over 300**](#)
- [**Westbrook joins growing list of Maine municipalities enacting data center moratoriums, covered here by News Center**](#)
- Information regarding the Municipal School Budget for FY2027 may be found at the [**Westbrook School Department Website**](#).
- Westbrook [**Election Info Here**](#)
- [**Meeting and events calendar**](#).

Windham

- Windham [**Housing Needs Study here**](#) - To meet current and future demand, this study estimates Windham needs approximately 1,200 new homes by 2030
- Windham [**Newsletter Here**](#)
- Windham [**Election Info Here**](#)
- [**Meeting calendar here**](#).

Yarmouth

- Town Manager Scott LaFlamme stepping down
- Town Council: 3 three-year terms
- FY27 Municipal and School Budget Discussions: [**More Info Here**](#)
- Royal River [**Dam updates/FAQs here**](#)
- Building Moratorium [**Updates and FAQs here**](#)
- Zoning Amendments proposed re Historic Districts, Historic Sites, and Historic Projects: [**More Info Here**](#)
- Yarmouth [**Tree Committee info here**](#)
- Yarmouth [**Election Info Here**](#)
- [**Meeting calendar here**](#)

Other Local

- Lewiston pushes revaluation after community push back, [covered here by WGME](#)
- Auburn - June 12th mobile home moratorium workshop
- Biddeford - Tenants Unions asking Council for more comprehensive rental registry
- [Kittery eyes green zoning after 900-unit housing plan failed - PressReader](#)

Other State/National

- [What Maine's Democratic gubernatorial candidates are saying about housing](#)
- [AGC Maine notes construction excellence at Build Maine awards](#)
- [Maine's housing market is stuck and there's no sign of it getting better - Bangor Daily News](#)
- [King unveils housing plan amid continued shortage in Maine - Spectrum News](#)
- Maine Housing [Federal Funds Report here](#)
- [Maine tried zoning reform to fix its housing crisis. It's unclear if it's working. - WKYC](#)
- [Maine enacts renter anti-retaliation law barring landlords from sharing personal data](#)
- [Legislature nixes studies due to changing administration - Spectrum News](#)
- [Maine extends tax credit for affordable housing developments](#)
- [What Landlords Can Legally Charge a Tenant in Maine](#)
- [Maine's housing market is stuck and there's no sign of it getting better -Piscataquis Observer](#)
- Everything You Need to Know About Paying For an ADU, [covered here by the PPH](#)
- [Governor Mills announces hundreds of affordable apartments are coming to Maine - MSN](#)
- [Housing authority's new deputy looks forward to working more directly with tenants](#)
- [Who is building ADUs in Maine? Here's a closer look at 3 examples](#)
- [Pre-approved plans could help developers build homes twice as quickly, report finds | Maine Public](#)
- [Morning Menu: How changing building codes can help create affordable housing. | Maine Public](#)
- More residences in southern Maine are becoming 'luxury' homes, [covered here by the BDN](#)

Elections:

- Upcoming Election [Information here](#)
- Request for [Absentee Ballots here](#)
- Candidate List [2026 Primary Candidate List posting FINAL 3.16.26.xlsx](#)
 - June 4 - Last day to Absentee vote without a special circumstance
 - June 9 - Election Day
 - Important [Election Information](#)
 - Maine Matters - [Election Information - PPH](#)

Rent Control/Stabilization

- City of Portland: [Rent Control & Rental Housing Rights](#)
- City of South Portland: [Q & A — Rent Stabilization Ordinance](#)
- Town of Old Orchard Beach: [Mobile Home Rent Stabilization Information](#)
- City of Waterville: [Mobile Home Park Rent/Fee Stabilization Ordinance](#)

- City of Lewiston: **An Emergency Moratorium Ordinance on Rent Increases for Lots in Mobile Home Parks**
 - City of Auburn: **City Council Workshop & Meeting Agenda (Feb. 2, 2026)**
 - Town of Brunswick: **Emergency Moratorium Regarding Rent Increases in Mobile Home Parks**
 - Town of Gorham: **Report of the Gorham Town Council (Feb. 3, 2026)**
-



Greater Portland Board of REALTORS® | 2271 Congress St | Portland, ME 04102 US

[Unsubscribe](#) | [Update Profile](#) | [Constant Contact Data Notice](#)



Try email marketing for free today!