



GPBR Legislative Updates

September 2026 Local Policy Tracking Report

September is another reminder of how much **local government matters to real estate**. With municipal elections approaching and numerous Town and City Council seats on the ballot, REALTORS® should know who is running and stay engaged in local decisions.

Rent control continues to emerge across Maine. Old Orchard Beach will vote on a citizen-initiated proposal in June 2027, while a Bangor City Council candidate has announced plans to pursue rent control. Meanwhile, Gorham has held its second workshop on the proposed sprinkler ordinance amendments.

Cape Elizabeth

- Town Center TIF District Amendments to be Reviewed, [more info here](#)
- Clerk Announces Official List of Municipal Candidates, [more info here](#)
- New Mixed-Use Project at Town Center Approved, [more info here](#)
- 2 Town Council Seats Open, [more info here](#)
- Town [Council Report Here](#)
- Cape Town [Manager's Report Here](#)
- Meeting and [agenda here](#)

Cumberland

- Election [Information here](#)
- Latest [Cumberland Crier here](#)
- [Agenda Center here](#)

Falmouth

- Sign-up For Free Energy Coaching Session, [more info here](#)
- Latest [Falmouth Newsletter here](#)
- [Calendar and agendas here](#)

Freeport

- Town Council Election
 - District 2 (1 seat): Steven Doran and James DeGrandpre
 - District 3 (1 seat): Matthew Pillsbury

- At-Large (1 seat): Joanna Benoit
- **Town Manager's Report**
- The Town of Freeport offers an online permitting system, **more info here**
- **Visit the Town Council page**
- **Calendar and agendas here**

Gorham

- Gorham planning board approves proposal for new Amazon facility, **covered here by WMTW**
- Gorham group hopes to pass moratorium to stop Amazon, **covered here by Fox 23**
- **52 condos proposed in Gorham, covered here by the PPH**
- Town Council **agenda**

Gray

- The Town Council held a meeting on September 1 where they viewed a presentation from the Town of Gray's **Resiliency Committee** about the proposed Water Quality Protection Ordinance
- Gray Town Council Adopts Temporary Moratorium on Large-Scale Data Centers
- Gray **Town Newsletter here**
- **Agendas here**

New Gloucester

- **Election information here**
- **Council meeting schedule here**

North Yarmouth

- PUBLIC HEARING - Tuesday September 22, 2026 6:30pm
York Ridge Phase 2, would consist of 35 house lots
- PUBLIC HEARING - Tuesday October 6, 2026 - 6:30pm
Ordinance & Maximums

Meeting and agenda here

Portland

- Portland on the top 10 list for high rents, **covered here by the BDN**
- 10 candidates to seek 3 Portland council seats, **covered here by the PPH**
- Portland's new social housing task force presents recommendations, **covered here by WGME**
- **Reveler, Avesta top off 201-unit affordable apartment complex in Portland**
- Forest Avenue Redesign Project Seeks Approval from S&T Committee, **more information here**
- Landlords & tenants: Please note that the **new allowable rent increase per the consumer price index**
- **new limit on non-owner occupied short-term rentals** for 2027.

- Comments will be accepted through September 25th. [Visit the Reimagining Franklin Street website](#) to find the plan, provide comments, and review background for the project
- Take this [quick community survey](#) about the [Portland Urban Forest Management Plan](#) - open until September 20, 2026.
- [Portland City Council Candidates Forum](#) for the District 4 and 5 seats on October 14 at The Light Church.
- [Director, Housing & Economic Development](#) and [Housing Program Specialist](#) positions available
- [Meeting schedule here](#)

Pownal

- [Pownal Annual Town Report here](#)
- [Meeting calendar here](#)

Scarborough

- The Council created a new Tree Care Advisory Board
- TOWN COUNCIL — 3 Seats
 - Isha Agarwal
 - Lawrence W. Cain — Current Councilor
 - Samuel J. Cofone
 - Sean P. Flaherty
 - Denise R. Hamilton
 - Jessica Sargent
 - Russell Wayne Werts
- [Election Information here](#)
- First Reading on Proposed Changes to Ordinance regarding Data Centers: October 15th
Deadline: Senior Property Tax Assistance
- Candidates Night is September 22
- Scarborough [Newsletter here](#)
- Town Council [agendas](#).
- Planning Board [agendas](#)

South Portland

- Some South Portland residents seek a bigger park near Bug Light, [covered here by the PPH](#)
- SoPo planning board considers new housing on Broadway, [covered here by News Center](#)
- City Council -
 - District One (3 year term) Cater Scott (Incumbent)
 - District Two (3 year term) Ellen Clancy
 - City Council - District Five (3 year term)
 - John Holman III
 - Elyse Tipton (Incumbent)
- South Portland [Newsletter here](#)

- South Portland City Council and Planning Board [agenda](#)

Westbrook

- [Westbrook Election information](#)
- Westbrook joins growing list of Maine municipalities enacting data center moratoriums, [covered here by News Center](#)
- [Meeting and events calendar.](#)

Windham

- [Town of Windham to receive \\$80K Community Action Grant](#)
- 172-unit affordable housing development on the way - 36 Windham Village will open by the end of the year, [covered here by the PPH](#)
- Windham [Committee Vacancies Here](#)
- [Meeting calendar here.](#)

Yarmouth

- Yarmouth Town Council Appoints Audra Caler as Town Manager, [more info here](#)
- Royal River [Dam updates/FAQs here](#)
- Building Moratorium [Updates and FAQs here](#)
- Historic Preservation Committee and Zoning Amendments [More Info Here](#)
- Yarmouth Tree Advisory Committee [Tree Committee info here](#)
- Yarmouth Planning Board [More Info Here](#)
- [Meeting calendar here](#)

Other Local

- Old Orchard Beach will have rent control on the June Ballot via citizens initiative
- [Saco passes mobile home park rent ordinance - Spectrum News](#)
- Mobile home group threatens to sue town over proposed rent control ordinance, [covered by News Center](#)
- How to report mobile home park problems in Maine, [covered here by News Center](#)
- Standish enacts emergency mobile home park rent control ordinance, [covered here by the PPH](#)
- Bangor City Council Candidate Will push for rent control, [covered here by the BDN](#)

Other State/National

- Candidates for Maine governor call for faster approval process to get more homes built faster, [covered here by Spectrum](#)
- [Why all Mainers should embrace housing projects | Opinion - Kennebec Journal](#)
- LD 1829/2173 which Towns need to implement by 7/1/27 (ie 5000 sf lot sizes, 4 units/lot, subdivision change from 3-5 units, etc).
 - [LD 2173 here](#)
 - [LD 1829 here](#)

Election Information

- [State Election Info here](#)

- [State Candidate List here](#)



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