



# Town of Windham

Town Offices  
8 School Road  
Windham, Maine

## Cover Sheet

File Number: 24-217

Agenda Date: 11/26/2024

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Status: Postponed

In Control: Town Council

File Type: Proclamation

Agenda Number:

I. Council Action Requested.

**WHEREAS**, Windham, like many towns, has seen an influx of new residents who want to live here; and

**WHEREAS**, Windham has recently been named one of the top ten “hottest zip codes in the country”; and

**WHEREAS**, the prices of houses in Windham have increased substantially since the Covid 19 pandemic; and

**WHEREAS**, young families are finding it difficult to find affordable housing options; and

**WHEREAS**, there are residents in our community who have lived here for many years; and

**WHEREAS**, these long-term residents include senior citizens who live on fixed incomes; and

**WHEREAS**, Maine’s Constitution and statutes require reassessment of properties which has resulted in some long-term owners incurring substantial and unexpected increases in property taxes, with newer homeowners also experiencing significant hikes due to shifts in the property tax burden; and

**WHEREAS**, the State Legislature has the sole power to enact changes in the property tax system, to enact other measures to reduce reliance on property taxes as a revenue source and, if appropriate, to submit Constitutional amendments to the voters;

**NOW THEREFORE BE IT PROCLAIMED**, that the Town Council of the Town of Windham calls upon the legislative delegation, Senator Timothy Nangle, and Representatives Barbara Bagshaw and Mark Cooper to work toward a more fair and equitable system of real property taxation, as well as other measures to reduce property tax burden which may include but is not limited to the following:

1. Substantially increase the Homestead Exemption, and fully fund the lost revenue reimbursement to municipalities;
2. Authorize a real property transfer tax that is paid at the time real property is sold;
3. Authorize local option taxes that allow towns to impose local sales taxes;
4. Increase the property tax fairness credit and consider additional, means-based property tax relief programs;
5. Increase the state revenue sharing and/or revamp the formula so that communities with high values and lower tax rates are not penalized;
6. Authorize a local sales option for a marijuana use tax for those municipalities selling it; and
7. Conduct a Fiscal Impact Assessment on any legislation that affects municipalities prior to legislative voting.

II. Basis for Council Action.

Council approval of this item is required because;

- a. Pursuant to Article II, Section 3(I) of the Charter, the Town Council shall "[e]xercise all the legislative, financial, borrowing and other powers now or hereafter given by statute to inhabitants of towns acting in Town Meeting except as otherwise provided herein, and also exercise all the powers now or hereafter given by statute to municipal officers of towns"

III. Issue Summary.