

## Property:

### Maine: New Law Addresses Valuation of Improved Real Property Employing Highest and Best Use

*L.D. 1129 / H.P. 807*, enacted without governor's signature 4/26/22. New law provides that for purposes of establishing the valuation of improved real property in Maine, the property must be valued based on its highest and best use as of April 1 of each year, taking all the following three approaches to value into consideration: cost, income capitalization, and sales comparison. In establishing the valuation of improved real property, the legislation states that Maine assessors must consider age, condition, use, type of construction, location, design, physical features, and economic characteristics. Furthermore, the legislation provides that in determining "just value" consistent with Maine's constitution, a property subject to restrictions, contractual or otherwise, that restrict the permitted use of a property may not be considered comparable to property not so restricted. Please contact us with any questions.

**URL:** <https://legislature.maine.gov/LawMakerWeb/summary.asp?ID=280079716>

— David Hurrell (Cleveland)  
Managing Director  
Deloitte Tax LLP  
dhurrell@deloitte.com

Bob Carleo (Boston)  
Managing Director  
Deloitte Tax LLP  
rcarleo@deloitte.com

Debbie Loesel (Boston)  
Senior Manager  
Deloitte Tax LLP  
dloesel@deloitte.com

Ian Gilbert (Boston)  
Senior Manager  
Deloitte Tax LLP  
iagilbert@deloitte.com

This document contains general information only and Deloitte is not, by means of this document, rendering accounting, business, financial, investment, legal, tax, or other professional advice or services. This document is not a substitute for such professional advice or services, nor should it be used as a basis for any decision or action that may affect your business. Before making any decision or taking any action that may affect your business, you should consult a qualified professional advisor. Deloitte shall not be responsible for any loss sustained by any person who relies on this document.

#### About Deloitte

Deloitte refers to one or more of Deloitte Touche Tohmatsu Limited ("DTTL"), its global network of member firms, and their related entities (collectively, the "Deloitte organization"). DTTL (also referred to as "Deloitte Global") and each of its member firms and related entities are legally separate and independent entities, which cannot obligate or bind each other in respect of third parties. DTTL and each DTTL member firm and related entity is liable only for its own acts and omissions, and not those of each other. DTTL does not provide services to clients. Please see [www.deloitte.com/about](http://www.deloitte.com/about) to learn more.