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Date: (Filing No. S-)

HOUSING

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**STATE OF MAINE
SENATE
131ST LEGISLATURE
SECOND REGULAR SESSION**

COMMITTEE AMENDMENT “ ” to S.P. 697, L.D. 1752, “Resolve, to Prepare Preapproved Building Types”

Amend the resolve by striking out everything after the enacting clause and inserting the following:

'Sec. 1. Preapproved building types. Resolved: That the Department of Agriculture, Conservation and Forestry, Bureau of Resource Information and Land Use Planning, referred to in this resolve as "the bureau," shall contract with an appropriate consultant to establish a set of building types that municipalities may adopt as preapproved building types in order to reduce the cost and time associated with processing building permit applications.

The bureau shall:

- 1. Require the consultant to develop no fewer than 5 and no more than 8 preapproved building types. Preapproved building types may include, but are not limited to, single-family homes, duplexes, triplexes, quadplexes and mixed-use residential and retail buildings. Each preapproved building type must include no fewer than 8 and no more than 10 design options for building components. For purposes of this section, "building components" include dormers, rear and side additions, windows, porches, stoops, cross gables and other elements that add volume to a building. For each preapproved building type, multiple design options must be prepared to reflect the vernacular architecture in the State, with a range of building components that allow for permitted modifications for each preapproved building type. For purposes of this section, "vernacular architecture" means an architectural style that is designed based on local needs, availability of construction materials and local traditions. Preapproved building types must be designed to fit on lots with dimensions that commonly exist in the State and that allow for efficient use of private and public infrastructure. Preapproved building types must be designed to meet any applicable state or federal building and energy codes and have prototypical site plans for each preapproved building type in order to identify the location of the building on the lot, location of parking on the lot, access to parking on the lot, setbacks and build-to lines;

COMMITTEE AMENDMENT

1 2. Determine the area median income for each county in the State and require the
 2 consultant to develop preapproved building types that include units that can be rented at a
 3 cost that does not exceed 30% of the area median income in the county where the building
 4 may be used as a preapproved building type;

5 3. Ensure a process of public engagement with the consultant as the consultant
 6 develops the preapproved building types, including, but not limited to, online crowd-
 7 sourced visual preference surveys and at least 2 rounds of public crowd-sourced feedback
 8 on draft preapproved building types and prototypical site plans;

9 4. Require the consultant to work with the Department of Public Safety, Office of the
 10 State Fire Marshal to determine compliance of each preapproved building type with the
 11 National Fire Protection Association Life Safety Code adopted by the office;

12 5. Require the consultant to create a final proposed work product that includes a
 13 catalog of preapproved building types and prototypical site plans, including a publicly
 14 accessible website with information and forms relating to preapproved building types; and

15 6. Seek input from a postsecondary institution in the State with a program that uses
 16 new technologies in developing methods to produce materials and develop building
 17 methods designed to make housing more efficient and affordable.

18 **Sec. 2. Department of Agriculture, Conservation and Forestry, Bureau of**
 19 **Resource Information and Land Use Planning to provide report. Resolved:**

20 That the bureau shall submit a report no later than December 3, 2025, to the joint standing
 21 committee or joint select committee of the Legislature having jurisdiction over housing
 22 matters with findings and recommendations relating to preapproved building types
 23 established under section 1. The report must include recommended legislation to ensure
 24 that when a municipality adopts preapproved building types, applications for permits to
 25 develop a preapproved building type must be deemed administratively approved when the
 26 preapproved building types are located along existing streets or within designated growth
 27 areas served by a public, special district or other centrally managed water system and a
 28 public, special district or other comparable sewer system. The joint standing committee or
 29 joint select committee of the Legislature having jurisdiction over housing matters may
 30 report out legislation relating to the subject matter of the report to the Second Regular
 31 Session of the 132nd Legislature.

32 **Sec. 3. Appropriations and allocations. Resolved:** That the following
 33 appropriations and allocations are made.

34 **AGRICULTURE, CONSERVATION AND FORESTRY, DEPARTMENT OF**
 35 **Maine Land Use Planning Commission Z236**

36 Initiative: Provides funding for contracted consulting services related to the creation of a
 37 catalog of building types that municipalities may adopt as preapproved building types in
 38 order to reduce the cost and time associated with processing building permit applications.

39 GENERAL FUND	2023-24	2024-25
40 All Other	\$0	\$350,000
41		
42 GENERAL FUND TOTAL	\$0	\$350,000
43		

1 Amend the resolve by relettering or renumbering any nonconsecutive Part letter or
2 section number to read consecutively.

3 **SUMMARY**

4 This amendment replaces the resolve and makes the following changes. It lists the
5 types of buildings that a consultant may develop as part of the contract with the Department
6 of Agriculture, Conservation and Forestry, Bureau of Resource Information and Land Use
7 Planning to establish a set of preapproved building types that municipalities may adopt to
8 reduce the cost and time associated with processing building permit applications. It
9 requires the consultant to ensure that each preapproved building type can be developed to
10 ensure that rent for affordable units does not exceed 30% of the median income in the
11 county where the building will be located. It requires the consultant to seek input from a
12 postsecondary institution in the State with a program that uses new technologies to produce
13 materials and develop building methods designed to make housing more efficient and
14 affordable. It also adds requirements for the report to be submitted by the bureau to the
15 joint standing committee or joint select committee of the Legislature having jurisdiction
16 over housing matters and extends the date by which that report must be submitted to
17 December 3, 2025.

18 **FISCAL NOTE REQUIRED**
19 **(See attached)**