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Testimony in Support of LD 488 (“An Act to Protect Coastal Property by Allowing Property Owners to Protect Their Existing Dwellings”)

J. Andrew Cashman on behalf of the Maine Association of REALTORS®

February 24, 2025

Senator Tepler, Representative Doudera and members of the Joint Select Committee on Environment and Natural Resources, my name is Andy Cashman. I am the Founder of Resolve Government Relations. We represent the Maine Association of REALTORS®, a professional trade association established in 1936 with over 6,500 members statewide. REALTORS® protect private property rights, build Maine communities, and grow our state’s economy. Our members represent buyers and sellers involved in both residential and commercial real estate transactions. Our membership also includes industry affiliates, such as lenders, closing agents, title agents, appraisers, building inspectors, surveyors, etc. The Maine Association is chartered by the National Association of REALTORS® (NAR), the largest trade association in the country.

The Maine Association of REALTORS® supports LD 488 because it would provide homeowners the option to fortify their properties located in a coastal sand dune system or coastal wetland to protect from rising sea levels and future environmental impacts, if certain conditions are met. Specifically, it allows the Department of Environmental Protection to adopt rules allowing the fortification of dwellings in areas of special flood hazard or coastal high impact zones through the use of fill, riprap or rocks and native vegetation.

MAR supports the proposal of LD 488 that would give maximum choice to property owners to protect their property in a proactive and comprehensive manner. Maine property owners are vulnerable to increasing environmental challenges because Maine has the most coastline of any state on the East Coast – 3,478 miles of tidal coastline. The bill is a reasonable approach to allow homeowners to protect their properties while balancing considerations of environmental impact. For these reasons, we support LD 488 and respectfully urge you to vote Ought to Pass. Thank you for your time and consideration.



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