



Maine Real Estate &
Development Association

Supporting Responsible Development

In Support of LD 427, An Act to Prohibit Mandatory Parking Space Minimums in State and Municipal Building Codes

March 6, 2025

Chair Curry, Chair Gere, and members of the Housing and Economic Development Committee;

On behalf of the Maine Real Estate and Development Association, please accept the following testimony in support of LD 427, An Act to Prohibit Mandatory Parking Space Minimums in State and Municipal Building Codes. MEREDA believes LD 427 represents the kind of critical barrier-lowering action that must be taken immediately to ensure housing starts meet the need. We also believe this proposal has the following positive impacts on housing and community growth:

1. Increase Housing Affordability. Eliminating mandatory parking minimums can reduce construction costs, making housing more affordable by allowing developers to allocate resources more efficiently.
2. Encouraging Sustainable Development: Reducing parking requirements can promote the use of public transportation, biking, and walking, contributing to more sustainable and environmentally friendly urban development.
3. Maximizing Land Use: By not requiring excessive parking spaces, more land can be used for housing, increasing density and making better use of available space in urban areas.
4. Supporting Economic Growth: Higher density can lead to more vibrant communities with increased foot traffic, benefiting local businesses and contributing to economic growth.
5. Flexibility for Developers: Allowing developers to decide the appropriate amount of parking based on market demand can lead to more innovative and tailored housing solutions.

In short, we urge the HED Committee to take bold action to solve Maine's housing crisis, and we believe LD 427 takes the right approach to lowering barriers.

Thank you for your consideration of this testimony.

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On behalf of Maine Real Estate & Development Association
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