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**Testimony in Support of LD 128 (“An Act to Support Permitting of Certain Multifamily Housing Developments Under the Site Location of Development Laws”)**

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

**March 11, 2025**

Senator Curry, Representative Gere and members of the Joint Select Committee on Housing and Economic Development, 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® grow Maine’s economy and build Maine communities. 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 128 because it would encourage the development of more housing in our state. This bill modifies the Site Location of Development Act (SLODA) to allow lots that include accessory dwelling units (ADUs) and detached residential housing to accommodate up to four families in the definition of “subdivision” instead of just single-family housing. The passage of this bill would allow more streamlined processing of housing development, and addresses inclusionary zoning in a holistic way that allows communities to meet their housing needs. By removing barriers to permitting, LD 128 would create solutions to a critical component of the housing shortage: laws that inhibit housing development and prevent economic stability in communities. The bill is a complement to Public Law Chapter 672, “An Act To Implement the Recommendations of the Commission To Increase Housing Opportunities in Maine by Studying Zoning and Land Use Restrictions”, which is an example of policy-making that respects incremental growth and community integrity, but also boldly addresses the housing needs of today and tomorrow by encouraging housing development and updating zoning policies that inhibited the building of multiple housing units and ADUs. Similarly, LD 128 would provide solutions while ensuring that environmental protections and private property rights remain preserved.

For these reasons, we support LD 128 and respectfully urge you to vote Ought to Pass. Thank you for your time and consideration.



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