



19 Community Drive • Augusta, Maine 04330 • (207) 622-7501 • Fax: (207) 623-3590

Testimony in Support of LD 1498 (“An Act to Limit Municipal Impact Fees on Housing Development”)

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

April 22, 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 1498 because it would limit the fees a municipality could charge for development. It would encourage more housing units in our state by establishing an expectation of expense when a developer builds in a municipality. MAR has historically opposed the imposition of community development impact fees on the notion that it discourages development and adds to the cost of real property acquisition. Developers should be required to pay only for the costs of infrastructure and other public facilities and services directly related to the individual development project.

This bill would require municipalities to adopt a consistent standard for the application of local use taxes to housing developments. This practice would ensure fair and consistent application of these fees to projects, and it would create a more streamlined process for housing development, a high priority need for Maine building more houses is the only certain way to end our affordable housing crisis and LD 1498 is one tool in accomplishing that goal.

For these reasons, we support LD 1498 and respectfully urge you to vote Ought to Pass. Thank you for your time and consideration.



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