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**Testimony in Support of LD 1247  
("An Act to Restrict Municipal Ordinance Requirements Regarding Housing  
Developments")**

**J. Andrew Cashman on behalf of the Maine Association of REALTORS®  
April 25, 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 1247 because it would encourage the development of more housing in our state. This bill requires a municipality to allow a dwelling unit (served by public water and sewer and located in an area where dwelling units are allowed) on a minimum lot size of 5,000 square feet and provides limits on ordinances related to lot coverage, road frontage, and setback requirements. The passage of this bill would streamline housing development and addresses inclusionary zoning in a holistic way that allows communities to meet their housing needs. It would enable private property owners to contribute to our state's housing needs in a way that suits their community's unique needs. By removing barriers to development, LD 1247 would ~~create~~ provide solutions to a critical component of the housing shortage: laws that inhibit housing development and prevent economic growth 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 immediate housing needs of today and plans for tomorrow by modernizing Maine's zoning laws that have inhibited community growth and development. 1247 balances environmental protections and private property rights while creatively addressing our state's housing needs.

For these reasons, we support LD 1247 and respectfully urge you to vote Ought to Pass. Thank you for your time and consideration.



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