



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

Testimony in Support of LD 1375

("Resolve, to Establish a Working Group to Address Regulatory Barriers to Housing Construction")

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

April 25, 2025

Senator Curry, Representative Gere and members of the Joint Standing 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® 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 1375. The bill would direct the Department of Economic and Community Development, Housing Opportunity Program (DECD) to convene a working group to examine and recommend solutions for regulatory barriers to in the housing construction process. The group would produce a report to be delivered to this committee at the end of 2025.

Regulatory burdens remain a substantial obstacle to housing development and a comprehensive examination of these challenges would be very helpful to guide future policy making. One recommendation would be that the composition of the working group include at least one REALTOR® member of our state association who could provide valuable insight into challenges our members identify in the field.

Ultimately, we support this bill because it would help contribute solutions to Maine's housing shortage and make recommendations on how to reduce regulatory barriers that limit the creation of additional housing units. We do not have enough homes in Maine and need to build more. LD 1375 is a good step toward addressing unnecessary regulations that add to the cost and time of construction in our state.

For these reasons, we support LD 1375 and respectfully urge you to vote Ought to Pass. Thank you for your time and consideration.



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