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Testimony in Support of LD 1396

("An Act to Amend Maine's Municipal Subdivision Standards to Increase the Number of Dwelling Units on or Divisions of a Tract of Land Before the Tract is Considered a Subdivision")

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 1396 because it would modify current subdivision law to help encourage housing development and enable private property owners to contribute to our state's housing needs in a way that suits their unique needs. The bill would amend the definition of "subdivision" within the land use planning laws governing subdivisions to exclude from the definition the creation of up to 4 lots or dwelling units on a parcel of land.

By modernizing the state's subdivision law, LD 1396 would help provide solutions to a critical component of the housing shortage: laws that inhibit housing development. Furthermore, the bill is a complement to Public Law Chapter 672 from 2022, "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 boldly addresses the immediate housing needs of today and plans for tomorrow by providing the tools for private property owners and municipalities to work together to strike the right balance of their communities housing needs.

For these reasons, we support LD 1396 and respectfully urge you to vote Ought to Pass. Thank you for your time and consideration.



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