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Testimony in Support of LD 1272

“An Act to Address the Housing Crisis by Reducing Barriers to Building More Accessory Dwelling Units”

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

April 29, 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 1272 because it removes a number of barriers to accessory dwelling unit (ADU) construction. Specifically, it allows up to 4 single-family, duplex, triplex or ADUs on a single lot but exempts only the first ADU from municipal housing density requirements. It also prohibits municipalities from adopting restrictive ordinances that limit development of ADUs such as requiring owner-occupancy or fire sprinkler systems in certain units. Additionally, it amends the definition of “subdivision” from a division of land into 3 or more lots to 5 or more lots. Finally, it clarifies that an ADU must be allowed on a nonconforming lot unless the ADU would increase the nonconformity. The provisions put forth in LD 1272 would reduce regulatory burdens to municipalities and property owners who wish to pursue ADU development. LD 1272 would help to address Maine's housing needs by updating requirements that have proven to be roadblocks in the creation of ADUs as a housing choice across our state.

LD 1272 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. By removing restrictions on the development of more housing, LD 1272 addresses a critical component of the housing shortage: laws that inhibit housing development. For these reasons, we support this proposal and respectfully urge you to vote Ought to Pass. Thank you for your time and consideration.



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