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**Testimony in Opposition to LD 1628 ("An Act to Allow Municipalities to Regulate Exterior Lights")**

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

**May 5, 2025**

Senator Baldacci, Representative Salisbury and members of the Joint Standing Committee on State and Local Government 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® is opposed to LD 1628 as an unnecessary proposal that would allow municipalities to adopt ordinances to regulate exterior lights. The bill would unreasonably restrict, and potentially take away, a property owner's ability to use their property how they choose. Properties vary based on the location, size and needs of those that own it. The concept of private property rights is that ownership is made up of a bundle of rights, which includes use. Concerns around outdoor lighting in an urban community are uniquely different than those of a rural farming community, or the demand for lighting for personal safety or for instance, predation deterrence for farm animals. Municipalities already have the ability to determine what, if any, ordinance should exist, and what parameters are to be set around said ordinance. State oversight in this matter is an unnecessary policy measure.

For these reasons, we respectfully urge you to vote Ought Not to Pass on LD 1628. Thank you for your time and consideration.



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