



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

Testimony in Opposition to

LD 1662 (“An Act to Amend the Laws Regarding Zoning and Land Use Restrictions to Limit Certain Requirements to Municipalities with Populations of More than 10,000”)

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

May 1, 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® opposes LD 1662. The bill would weaken key provisions of the landmark legislation sponsored by Speaker Fecteau in 2022, 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”.

PL 672 was a historic step in the right direction to address Maine’s significant need for housing. One critical reason for Maine’s housing shortage is restrictive zoning that inhibits development of additional affordable housing units. LD 1662 would limit the provisions of PL 672 to municipalities with populations greater than 10,000. If enacted, this change would impact hundreds of municipalities, and thus thousands of people seeking housing. LD 1662 would halt change and disincentivize private property owners from being able to contribute to our state’s housing needs in a holistic way. Restrictive zoning inhibits housing development and prevents economic stability and growth in communities. Maine should be working toward addressing the housing needs for both today and tomorrow and LD 1662 would not be helping us to do that.

The Maine Association of REALTORS® believes that every individual should have opportunities to live in safe, decent, and affordable housing. We urge the adoption and integration of housing policies that respond to the individual and collective housing needs of our state. For that reason, we continue to support ADU development across our state and we respectfully urge you to vote Ought Not to Pass on LD 1662.



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