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Testimony of the Maine Municipal Association

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

May 2, 2025

Sen. Curry, Rep. Gere and distinguished members of the Housing and Economic Development Committee, my name is Rebecca Graham, and I am submitting testimony in unanimous opposition to LD 1662, at the direction of MMA's Legislative Policy Committee (LPC). Our LPC is composed of municipal officials from across Maine, elected by their peers to represent communities with vastly different enforcement staff, resources and capacities.

As drafted, the bill attempts to put a horse back into the barn from 2 miles down the road and upends all the work over the past two years that municipalities of all sizes have been mandated to accomplish and have done so thoughtfully and diligently. While officials appreciate the intent of the bill which would remove the lift of the management for ordinance creation for ADU's in communities that have not been able to it still functionally continues the requirements for the sections of a community that have access to municipal system or areas that maintains a special district or other centrally managed water system further bifurcating the standards that communities across the state.

Like LD 1272, the bill mandates municipalities amend their most recently adopted ordinances and will be a fiscal burden for that activity. For all of these reasons, officials are opposed to LD 1662 and ask that you let this section of law settle and illustrate where there may be legitimate amendments needs. The Urban Institute and national studies highlight that financing products are true need to growth of ADU's across the state and California's success come from the direct use of \$40k in grants provided to homeowners.

Finance barriers that allow owners to maintain their property and grow their asset values rather than condoize their property are the appropriate areas of policy that would benefit from legislative enabling.