



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

**Testimony Neither for Nor Against
LD 1921 ("An Act to Create a Statewide Housing Resolution Board")**

**J. Andrew Cashman on behalf of the Maine Association of REALTORS®
December 9, 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® is neither for nor against LD 1921. We support the concept of streamlining the development of housing in our state. The bill would establish the "Housing Development Resolution Board" - an appeals board within the judicial branch for housing development matters.

Importantly, the bill as drafted, would give the board concurrent jurisdiction with the Superior Court and parties the option of electing to bring an action before the board to appeal decisions of a municipal reviewing authority. Furthermore, the bill as drafted, provides that decisions of the board may be appealed to the Supreme Judicial Court. We believe this appeal provision is essential for due process to property owners and developers and gives them the ability to choose how they engage with the Maine judicial system.

We would oppose any amendment that would eliminate this essential appeal provision. We feel strongly that the creation of a "Housing Development Resolution Board" without judicial appeal would violate due process and harm private property rights. We recommend that this Committee consult with the Judicial Branch on this matter before making any recommendations. As municipalities continue to navigate housing challenges, it is essential that we carefully explore all avenues that will streamline development and create more available housing units. Support for local ordinances that encourage smart development not deter it, is essential to addressing each community's housing needs.

We also recommend the committee closely examine how the implementation of a statewide housing board would be put into place. We have some concerns around the limited size and expertise of the proposed board and how to address sufficient training and eligibility requirements for candidates to serve on the board. How would this board be adequately equipped to handle the complexities of land use cases compared to the balanced legal authority available in the court



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system? Without the benefit of extensive legal training and careful analysis of case law, board candidates would require significant training and careful consideration before the formation of the proposed board. Furthermore, with the state's current limited budget, we believe a better approach might be providing additional resources to the court system to help reduce the backlog of all current cases, not just those related to housing development matters.

The Maine Association of REALTORS® believes that individuals should have opportunities to live in safe and decent housing that is affordable to them. We urge the adoption and integration of housing policies that respond to the individual and collective housing needs of our state while carefully balancing private property rights.