



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

Testimony in Opposition to LD 1730
("An Act Regarding Electric Vehicle Charging Infrastructure in New Construction")

J. Andrew Cashman on behalf of the Maine Association of REALTORS®
January 6, 2026

Senator Lawrence, Representative Sachs, and members of the Joint Standing Committee on Energy, Utilities, and Technology, 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, sellers and owners of residential and commercial real estate. Our membership also includes industry affiliates, such as lenders, closing agents, title agents, appraisers, building inspectors, surveyors, and others involved in the real estate industry. The Maine Association is chartered by the National Association of REALTORS® (NAR), the largest trade association in the country.

The Maine Association of REALTORS® respectfully opposes LD 1730. The bill, in part, would mandate buildings with four or more residential dwelling units on which construction commences after December 1, 2026 include at least one outdoor dedicated 240-volt circuit per unit. While we support protecting the environment and recognize electrification as an important part of Maine's long-term climate and energy goals, we oppose adding new construction requirements that add to the cost of new housing.

Maine is facing historic housing inventory and affordability challenges. REALTORS® witness firsthand how rising construction costs and regulatory requirements continue to impact affordability and access to housing for buyers, sellers and even renters. Additional electrical infrastructure for new construction will increase development costs and continue to drive up housing costs. This will deter new developers from privately contributing to Maine's much needed housing inventory. Many builders already incorporate EV-ready or electrification features where there is demonstrated demand or clear economic benefit, which MAR supports. Voluntary approaches to sustainability, energy efficiency, and electrification continues to be a focus for our members and their clients. However, a uniform statewide mandate does not sufficiently account for regional differences in housing markets, construction costs, electric capacity, or consumer preferences. Furthermore, now is not the time to add more expenses to development.

If the mandate provisions of LD 1730 were removed, the Maine Association of REALTORS® would be more inclined to support elements of the bill that encourage electrification through voluntary incentives, or flexibility-based approaches that do not add to the cost of housing development.

Environmental progress and housing affordability should not be placed in conflict with one another. Policies that increase construction costs and add additional regulations risk undermining efforts to address Maine's housing challenges.

For these reasons, we urge the Committee to oppose LD 1730 in its current form and to instead prioritize policies that expand housing supply, incentivize development, improve affordability, and support clean energy adoption through voluntary, market-based solutions. Thank you for your time and consideration.



REALTOR® is a registered mark which identifies a professional in real estate who subscribes to a strict Code of Ethics as a member of the NATIONAL ASSOCIATION OF REALTORS®



EQUAL
HOUSING
OPPORTUNITY