



**March 9, 2026**

Chairs, Senators, Representatives, and members of the Committee:

My name is Liz Trice and I serve as Policy and Partnerships Director for Backyard ADUs, a Brunswick-based construction company that builds accessory dwelling units and small multifamily housing across Maine, New Hampshire, and Massachusetts. Since our founding six years ago, we have built more than 50 ADUs in Maine, completed our first modular multifamily building last fall, and now have more than 100 energy-efficient modular units under construction or in development.

Maine communities are working hard to address the housing shortage, and modular construction is one of the fastest and most cost-effective tools available to help meet that need.

**I am here to express our support for LD 2229.**

Maine's modular code is currently out of alignment with the standards used in other states. State law recognizes the quality-assurance systems and third-party engineering inspections used in modular factories for single-family homes, but not for multifamily housing.

As a result, modular factories—including the KBS factory in South Paris—are effectively prevented from building multifamily housing in Maine. KBS can only do so if electrical and plumbing work is contracted out, which is not economically feasible.

Multifamily homes are a critical part of providing affordable housing in Maine because they allow more homes to be built on smaller lots in towns where water and sewer infrastructure already exists and where families can walk to schools, jobs, and local businesses.

Multifamily housing helps Maine by:

- **Using land and infrastructure efficiently**, lowering the cost per home and supporting growth without expanding into rural areas.
- **Reducing housing costs**, because land, foundations, walls, and utilities are shared across households.

- **Strengthening walkable communities**, supporting local businesses and reducing transportation costs for families.

Modular construction also plays an important role in lowering housing costs because it provides:

- **Lower construction costs and faster timelines**, since homes are built indoors while site work happens simultaneously.
- **Consistent quality**, with precise engineering, repeatable processes, and multiple inspections.
- **High energy efficiency**, which reduces heating costs in Maine's climate.
- **Scalable housing production**, helping communities add housing more quickly.

LD 2229 would apply the same rules to multifamily modular construction that already apply to single-family modular homes: non-licensed workers may install plumbing and electrical systems as long as the work is inspected by a Maine master license holder. While this does not fully match typical modular industry practice, it is a practical interim step until Maine's modular code is updated.

This change is urgent. **Hundreds of housing units that communities need right now are already in the pipeline waiting for this fix.** Delaying it delays housing construction, increases costs, and prevents new projects from moving forward.

Backyard ADUs is eager to continue building high-quality, energy-efficient homes across Maine. Removing this barrier to multifamily modular construction will lower costs, support Maine manufacturers, expand the tax base, and help provide homes Maine families can afford.

**For these reasons, we respectfully urge the Committee to support LD 2229.**

Thank you for your consideration.



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