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March 6, 2025

*Testimony of Representative Amy Roeder introducing*

## **LD 427, An Act to Prohibit Mandatory Parking Space Minimums in State and Municipal Building Codes**

*before the Joint Standing Committee on Housing and Economic Development*

Good morning, Senator Curry, Representative Gere and esteemed members of the Joint Standing Committee on Housing and Economic Development. My name is Amy Roeder, and I represent House District 23, which includes a portion of the great City of Bangor.

I am here today to speak in support of **LD 427, An Act to Prohibit Mandatory Parking Space Minimums in State and Municipal Building Codes**.

LD 427 prohibits our state or a municipality from imposing a minimum parking requirement for any new development, land use or occupancy of land or a building, but allows our state or the municipality to make a recommendation of a minimum amount of parking.

I submitted this bill after learning that mandatory parking space minimums are a hindrance to smart development. As I understand it, Maine developers and building owners do not have the power to determine how much parking is necessary for their buyers and tenants. By prohibiting mandatory parking space minimums, we have the opportunity to better conserve land by eliminating underused spaces that are costly to both builders and municipalities.

During a time when we are hoping to increase the amount of affordable housing for Mainers, eliminating unnecessary parking spaces allows our money to go further.

Thank you for your consideration. I am happy to answer any questions you may have.

# Build Maine + GrowSmart Maine

# POLICY ACTION 2025

Policy Action Working Group #6  
IMPROVE MUNICIPAL CAPACITY

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## LD 427

## An Act To Prohibit Mandatory Parking Space Minimums In State And Municipal Building Codes

Sponsor: Rep Amy Roeder

### OVERVIEW: What does the bill do?

This bill prohibits the State or a municipality from imposing a minimum parking requirement for any new development, land use or occupancy of land or a building, while allowing the State or the municipality to make a recommendation of a minimum amount of parking. In effect, LD 427 changes all parking mandates in municipal and state building codes to parking recommendations only.

Parking minimums have been a popular topic across the nation as states, cities, and towns are seeking to lower the barriers for building new housing, induce development patterns that prioritize density and walkability, and broaden their tax-bases.

### PROS:

- Replacing parking minimum requirements with recommendations allows for developers and building owners to have greater flexibility to decide how much parking they wish to have for the property.
- Parking minimums also cost the public in the form of extra infrastructure without any taxable value. Rolling back parking requirements has the possibility of saving acres of land that are wasted to unused parking spaces in our cities and towns.
- Parking minimums add cost to developing or building housing at a time when affordable housing is both hard to build and in high demand.

### IMPACTS: Why does it matter?

**Equity:** Parking minimums inflate the cost of building new housing and those costs are often expressed in a higher cost to rent or own, regardless if a resident has a car or is using those spots.

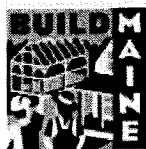
**Transportation Safety and Choice:** Removing parking requirements will promote a diversity of development projects, some of which will prioritize proximity to transit hubs or locations in which walking and biking are sufficient for residents to access the resources they need.

**Climate Action:** Maine's Climate Action Plan calls for a reduction in vehicle miles traveled (VMT) in order to meet the state's goals. Encouraging development patterns focus on building in places where it makes sense, not simply where parking lots *can* be built makes car ownership an option, not a necessity,

**Fiscal health:** This bill creates new opportunities for municipalities to collect tax on land that would otherwise be used for parking.

**Economic Development:** LD 427 would allow for denser development patterns to take place in Maine cities and towns, fostering healthier and more vibrant downtowns and main streets that feature small businesses, mixed-use housing and public spaces.

**Quality of Life:** Replacing often under-filled parking lots with public spaces, residential or commercial buildings, and other forms of infrastructure that benefit the surrounding neighborhood will produce a greater sense community.



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