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Testimony in Support of LD 997 ("An Act to Allow Residential Use Development in Commercial Districts")

J. Andrew Cashman on behalf of the Maine Association of REALTORS®

March 25, 2025

Senator Curry, Representative Gere and members of the Joint Select 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® grow Maine's economy and build Maine communities. 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® supports LD 997 because it would encourage the development of more housing in our state. This bill would prohibit a municipality from disallowing residential use on a lot solely because the lot is zoned for commercial use. LD 997, if passed, would allow for inclusionary zoning which could help streamline housing development, and holistically encourage more housing in many communities across the state. By reducing barriers to zoning, LD 997 would address a critical component of the housing shortage: regulations and laws that inhibit housing development and prevent development. This bill if enacted, is an example of policy-making that respects incremental growth and community integrity, but also boldly addresses the housing needs of today and tomorrow by encouraging housing development and updating zoning policies that historically inhibited the building of residential housing.

For these reasons, we support LD 997 and respectfully urge you to vote Ought to Pass. Thank you for your time and consideration.



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