



Maine Real Estate &
Development Association

Supporting Responsible Development

In Support of LD 1247: An Act to Restrict Municipal Ordinance Requirements Regarding Housing Developments

April 25, 2025

Chair Curry, Chair Gere, and members of the Housing and Economic Development Committee;

On behalf of the Maine Real Estate and Development Association, please accept the following testimony in support of LD 1247: An Act to Restrict Municipal Ordinance Requirements Regarding Housing Developments. MEREDA's members consist of a wide range of people and organizations involved in real estate development in Maine, from architects and contractors to bankers and attorneys to developers and municipalities. Our members work together to support responsible development in Maine.

I would like to begin by thanking Representative Gere for bringing this bill forward, one that continues Maine's movement toward prioritizing meeting our housing needs now and into the future. LD 1247 is thoughtful in its approach and limits the smaller minimum lot size to only those areas in which sewer systems already exist. It does not affect areas in which restrictive covenants or shoreland zoning are in place. We also appreciate the limits that are proposed for road frontage and setbacks, both of which could be engineered by those wishing to limit development in their backyards to be impractical or impossible.

Many of the bills you are hearing today have one goal in mind: increase housing in Maine. While there are times when large omnibus bills are needed to make huge changes, there is value in chipping away at barriers at every turn. This is one of those bills with value and we encourage you to support its passage.

Thank you for your consideration of this testimony; I'm happy to answer any questions.

Elizabeth Frazier

On behalf of Maine Real Estate & Development Association

efrazier@pierceatwood.com