



STATE OF MAINE
GOVERNOR'S OFFICE OF POLICY INNOVATION AND THE FUTURE
181 STATE HOUSE STATION
AUGUSTA, MAINE
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Testimony Neither For Nor Against

L.D. 1272, An Act to Address the Housing Crisis by Reducing Barriers to Building More Accessory Dwelling Units

April 29, 2025

Senator Curry, Representative Gere, and distinguished members of the Joint Standing Committee on Housing and Economic Development, my name is Greg Payne and I serve as the Senior Advisor on Housing Policy in the Governor's Office of Policy Innovation and the Future. I am here today to offer testimony neither for nor against **L.D. 1272, An Act to Address the Housing Crisis by Reducing Barriers to Building More Accessory Dwelling Units**.

As part of the Administration's broader commitment to addressing Maine's housing supply challenges, we have supported a range of zoning and land use reforms that seek to enable the private sector to build more of the homes that our communities need. Homeowners around the state are now adding accessory dwelling units for loved ones or to provide desperately needed rental units, while developers are utilizing the modest density increases authorized through bipartisan action taken in the 130th and 131st Legislature.

We recognize, however, that more work is needed in this space, as zoning laws too often continue to unnecessarily thwart the creation of the housing units we need.

LD 1272 seeks to address this problem by eliminating some of the common barriers that continue to prevent homeowners in some municipalities from adding accessory dwelling units on their own land, and we are grateful to Speaker Fecteau for bringing it forward. We are also aware that there are other bills being considered by the Committee on this subject, and would welcome the opportunity to work with all of you and the respective bill sponsors to reconcile the differing approaches that those proposals take.

Thank you for your consideration of our testimony. I would be happy to answer any questions.