



STATE OF MAINE
GOVERNOR'S OFFICE OF POLICY INNOVATION AND THE FUTURE
181 STATE HOUSE STATION
AUGUSTA, MAINE
04333-0181

Testimony In Support of

L.D. 2173, An Act to Update the Laws Regarding Housing Developments and Accessory Dwelling Units

February 10, 2026

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 in support of **L.D. 2173, An Act to Update the Laws Regarding Housing Developments and Accessory Dwelling Units**.

The Administration remains strongly supportive of recent zoning and land use reforms enacted by the Legislature and signed into law by the Governor, including L.D. 2003 in the 130th Legislature and L.D. 1829 last year. We see those laws as critical to addressing the local codes that, for too long, unnecessarily restricted the creation of the homes that Maine people need and our economy requires. Allowing homeowners to make further use of their own property by adding accessory dwelling units, incentivizing development in designated growth areas and where water and sewer infrastructure exists, and making the local approval process more efficient, are all commonsense elements of an improved housing development system.

At the same time we recognize that these laws are complex and detailed. The clarifications included in this bill will help to ensure that stakeholders can implement them as intended. We appreciate the bipartisan work undertaken by its sponsor, Speaker Fecteau and others to identify the issues called out and clarified. We also recognize that the State Fire Marshal's Office has further recommendations for consideration regarding certain aspects of the bill, and look forward to talking those through with members of the Committee.

We appreciate all of the work that so many people have undertaken over the past five years in furtherance of increasing Maine's housing supply through needed zoning and land use reforms.

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