



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. 2224, An Act to Reduce Certain Costs Associated with Residential Construction

March 5, 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. 2224, An Act to Reduce Certain Costs Associated with Residential Construction.**

Last year, HR&A Advisors presented to the Committee its Roadmap for the Future of Housing Production in Maine. One of the recommendations included in that roadmap was the creation of a task force to consider building code and regulatory changes that would decrease costs and increase efficiencies, including a fresh look at sprinkler, elevator and single-stair egress rules. The Committee responded by unanimously approving LD 1375, which charged GOPIF with convening a working group for that purpose. That working group, which included more than 70 people with a wide range of backgrounds and expertise, met over the course of this past fall and culminated with a report and recommendations that were submitted to the Committee by GOPIF on December 31st.

LD 2224 follows up on that work and those recommendations with a set of proposals that we believe will serve to reduce housing development costs and continue to advance important conversations about the right balance between costs and important safety considerations. Developing broad support across the housing, codes and life safety spectrum is not easy task because the stakes are so large and the issues are so important. This proposal does not reflect all of the many topics and ideas discussed in that process, but it advances the ball and reflects the respectful, open-minded discussions among key stakeholders that took place over the course of several months last year.

We also support the helpful suggestions being offered today by the Maine Office of Community Affairs and Office of State Fire Marshal.

We thank Senator Curry, the Committee, and the various professionals who have pushed this process forward thus far, and look forward to continued progress in the future.

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