



Maine Real Estate &
Development Association

Supporting Responsible Development

Testimony of the Maine Real Estate & Development Association (MEREDA)

In Support of LD 2225, An Act to Support Municipal Enforcement of Residential Construction Laws, Codes and Regulations.

March 5, 2026

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

On behalf of the Maine Real Estate and Development Association, I am pleased to submit the following testimony in support of LD 2225, An Act to Support Municipal Enforcement of Residential Construction Laws, Codes and Regulations.

MEREDA supports LD 2225 because it implements several important recommendations developed through the State's regulatory barriers to housing working group, with a focus on improving the consistency and capacity of building code enforcement across Maine.

The bill includes several constructive updates. First, incorporating modern off-site construction standards into the Maine Uniform Building and Energy Code helps ensure that Maine's code framework keeps pace with evolving construction methods, including modular and industrialized housing approaches that can improve construction efficiency and reduce costs.

Second, the bill establishes greater consistency in the timing of code updates, which is important for builders, architects, and municipalities alike. Predictable code adoption timelines help the design and construction industries plan projects more effectively and reduce uncertainty during the permitting process.

Third, LD 2225 strengthens training requirements for local code enforcement officers, including training related to industrialized housing. This is particularly important because many Maine communities—especially smaller municipalities—struggle to maintain sufficient code enforcement capacity. When code enforcement resources are limited or officials do not have access to current training, it can unintentionally slow the review and approval of housing projects.

Well-trained code enforcement officers are also critical to ensuring that Maine's building codes are applied consistently and thoughtfully, including when evaluating alternative construction methods or design approaches permitted under modern codes. Highly trained officials with deep familiarity with the code are better positioned to identify safe, flexible solutions that allow projects to move forward while maintaining strong life-safety protections.

Finally, MEREDA supports the bill's creation of a pilot program to encourage regionalized code enforcement, which could provide an important tool for municipalities that may not have the resources to maintain full-time code enforcement staff. Regional collaboration has the potential to improve access

to experienced code officials while maintaining the strong safety oversight that Maine's communities expect.

Maine's housing shortage has many causes, but one recurring challenge raised by builders, developers, and municipalities alike is inconsistent or under-resourced code enforcement systems. Addressing those capacity issues in a thoughtful way can help ensure that housing projects move forward efficiently while maintaining strong building safety standards.

For these reasons, MEREDA supports LD 2225 and appreciates the Committee's continued work to address regulatory barriers affecting housing production in Maine.

Thank you for your consideration, and I would be happy to answer any questions.

Thank you for your consideration.

Sincerely,

Elizabeth M. Frazier

On behalf of the Maine Real Estate and Development Association (MEREDA)