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Testimony in Support of LD 445 (“An Act to Stimulate Housing Production by Increasing the Threshold Before Participation in the Maine Uniform Building and Energy Code Is Mandatory”)

**J. Andrew Cashman on behalf of the Maine Association of REALTORS®
February 27, 2025**

Senator Curry, Representative Gere and members of the Joint Select Committee on Housing and Economic Development, my name is Andy Cashman. I am the Founder of Resolve Government Relations. We represent the Maine Association of REALTORS®, a professional trade association established in 1936 with over 6,500 members statewide. REALTORS® protect private property rights, build Maine communities, and grow our state’s economy. Our members represent buyers and sellers involved in both residential and commercial real estate transactions. Our membership also includes industry affiliates, such as lenders, closing agents, title agents, appraisers, building inspectors, surveyors, etc. The Maine Association is chartered by the National Association of REALTORS® (NAR), the largest trade association in the country.

The Maine Association of REALTORS® supports LD 445 because it would expand the municipal enforcement exemption for the Maine Uniform Building and Energy Code (MUBEC). Under current law, municipalities of up to 4,000 residents are not required to enforce MUBEC but may not adopt or enforce a building code other than MUBEC. The exemption was originally put in place to provide small municipalities with building flexibility due to municipal constraints relating to staffing and the availability of code enforcement officers. LD 445 would expand the exemption threshold for municipalities with 4,000 residents to 10,000 residents, adding approximately 63 additional Maine towns the ability to lessen the regulatory burden in how they can meet the unique needs of housing within their community. (based on 2023 population data at https://www.maine-demographics.com/cities_by_population)

We believe that this bill recognizes the value MUBEC provides but also the practical realities of many municipalities in our state. We also understand the demand for housing in Maine is at an all-time high. MAR advocates for affordable, safe housing policy and LD 445 strikes a balance between enabling an increase in housing construction, while considering code enforcement capabilities, and local choice in how MUBEC standards are enforced.

For these reasons, we support LD 445 and respectfully urge you to vote Ought to Pass. Thank you for your time and consideration.



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