



Maine Real Estate &
Development Association

Supporting Responsible Development

In Support of LD 161, Resolve, Directing the Department of Agriculture, Conservation and Forestry to Convene a Stakeholder Group Tasked with a Comprehensive Overhaul and Modernization of the State Subdivision Laws

February 27, 2025

Senator Curry, Representative Gere and Members of the Committee on Housing and Economic Development:

My name is Elizabeth Frazier, and I am a Partner at Pierce Atwood. On behalf of the Maine Real Estate and Development Association (MEREDA), I am presenting the following testimony in support of LD 161 to study, overhaul, and modernize state subdivision laws.

MEREDA's mission is to promote fair and responsible development and ownership of real estate throughout the State of Maine. As this bill lays out in its language, subdivision laws should guide the State, its municipalities, property owners, and developers to ensure that same fair and responsible development stated in our mission. The bill calls for a set of laws that "promotes development in growth areas; reduces development pressure in rural areas; protects public health, safety and welfare; advances state goals to produce affordable housing; and streamlines the development review process." MEREDA couldn't agree more.

There are several proposed bills this session that discuss the definition and standards around subdivision laws, some of which have been printed and some which will come out later this session. This typically indicates that the current laws in place aren't working well for everyone. A study will allow these to be reviewed in full context of all the issues.

Finally, because much of this work is more closely tied to other work being done through the Maine Office of Community Affairs and the Department of Economic and Community Development, we would be supportive of an amendment to place responsibility of this study into the hands of either of those offices.

Thank you for your time and consideration in reviewing our comments.

Sincerely,

Elizabeth Frazier
On behalf of Maine Real Estate & Development Association
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