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Testimony in Support of LD 427 (“An Act to Prohibit Mandatory Parking Space Minimums in State and Municipal Building Codes”)

J. Andrew Cashman on behalf of the Maine Association of REALTORS®

March 6, 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 427. The bill would prohibit the State or a municipality from imposing a minimum parking requirement for any new development or property use but does allow the State or a municipality to make a recommendation of a minimum amount of parking. We support this bill because it reduces a common regulatory burden to development and the creation of more housing. LD 427 encourages development and targets a key issue to housing: we do not have enough housing in Maine and need to build and improve existing structures. Minimum parking requirements often impose arbitrary limits and can delay development without consideration of a community’s unique needs. For example, certain properties may not need a specific allocation of parking spaces, and such a requirement could deter development altogether. Certainly, municipalities should have the ability to address permitting as needed, should parking issues exist – but requiring parking spaces as a condition of development is a proven regulatory burden. LD 427 is a practical proposal that addresses Maine’s housing and development needs.

For these reasons, we respectfully urge you to vote” Ought To Pass” on LD 427. Thank you for your time and consideration.



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