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Testimony in Support of LD 1143

(“An Act to Update Language on Setback Variances for Single-family Dwellings and Variances from Dimensional Standards”)

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

April 15, 2025

Senator Curry, Representative Gere and members of the Joint Standing 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 1143 because it would broaden the statute around setback variances to apply to any dwelling rather than just a single-family dwelling and it would allow a dimensional standard variance when there is a practical difficulty, and the property is not wholly located within a shoreland area. This proposal is a no cost approach to help reduce regulations and would encourage LD 1143 is an example of policy-making that respects incremental growth and community integrity, but also boldly addresses the housing needs of today and tomorrow by encouraging housing development and modernizing zoning policies. LD 1134 would broaden consumer choice and enable Mainers to have access to more housing options.

MAR believes that every individual should have opportunities to live in safe and decent housing that is affordable to them. We support the adoption of housing policies that respond to the individual and collective housing needs of our society LD 1143 does this and we respectfully urge you to vote Ought to Pass. Thank you for your time and consideration.



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