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Testimony in Support of LD 1134 (“An Act to Improve Housing Affordability by Amending the Definition of “Subdivision” Under the Site Location of Development Laws”)

**J. Andrew Cashman on behalf of the Maine Association of REALTORS®
November 14, 2023**

Senator Pierce, Representative Gere and members of the Joint Select Committee on Housing, my name is Andy Cashman. I am the Founder of Resolve Government Relations, and I am here on behalf of my client, the Maine Association of REALTORS®, which is a professional trade association with over 6,500 members statewide. Our members represent both buyers and sellers and are involved in both residential and commercial real estate transactions. Our membership also includes affiliates, which are those professionals involved in real estate transactions, such as bankers, closing agents, title agents, appraisers, building inspectors, surveyors, etc. The Maine Association is a chartered member of the National Association of REALTORS® (NAR) which is the largest trade association in the country.

The Maine Association of REALTORS® supports LD 1134 because it would encourage the development of housing in our state. The passage of this bill would streamline construction of certain housing developments by increasing the definitional threshold for the applicability of the Site Location of Development laws. This change would be a practical update to existing laws to allow increased development, which would help provide solutions to Maine’s lack of housing. We do not have enough homes in Maine and need to build more. This bill provides for proper environmental protection, respect for green space, and allows for additional subdivision development under new thresholds that are more reasonable for Maine’s housing needs now and for the future.

We respectfully urge you to vote Ought to Pass on LD 1134. Thank you for your time and consideration.



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