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**Testimony in Support of LD 1312 (“An Act To Remove Barriers to Accessory Dwelling Units and Allow Accessory Dwelling Units where Single-family Houses Are Allowed”) J. Andrew Cashman on behalf of the Maine Association of REALTORS®**

**April 26, 2021**

Senator Hickman, Representative Sylvester and members of the Joint Standing Committee on Labor and Housing, my name is Andy Cashman. I am a Partner at Preti Flaherty and I am writing on behalf of my client, the Maine Association of REALTORS®, which is a professional trade association with over 5600 members state wide. Our members represent both buyers and sellers and are involved in both residential and commercial 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 member of the National Association of REALTORS® (NAR) which is the largest trade association in the nation.

The Maine Association of REALTORS® strongly supports LD 1312. If passed, this legislation would require municipalities to allow one accessory dwelling unit within or on the same lot as a single-family home. We believe this is an important bill because it does two critical things. First, it provides an option to address the affordable housing crisis faced by many Mainers. By enabling an existing dwelling or lot to house more people, generally at a lower cost, you provide additional housing supply within the community. The bill incentivizes the development of these dwellings.

Second, LD 1312 enables property owners to better utilize their property, allowing a property owner to use their property to care for family members or to generate income. We believe in the sanctity of private property rights and this bill would encourage an important additional property use. Many families can afford a property or keep their property, because they are able to use a portion of it to generate rental income. By encouraging the development of ADU’s, rather than discouraging this development through restrictive zoning, this allows a property owner an additional option to remain in their home, potentially care for and support their family members, and also offer affordable housing within the community. For these reasons, we urge you to vote Ought to Pass on LD 1312. Thank you for your time and consideration.



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