

# 2024 Advocacy Update



Presented by:  
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# Advocacy

## Who We Are

*Public Policy and Local Issues Committees with diverse membership.*

## What We Believe

*MEREDA seeks to promote an environment for responsible development and ownership of real estate throughout the Maine.*

## What We Achieve

*Meaningful changes to state and local policy that benefit MEREDA members.*

# Who We Are

## Public Policy Committee

### Co-Chairs

Jason Howe, Preti Flaherty  
Paul Peck, Drummond and Drummond



*Virtual and in-person meetings every  
other Monday from 11:30 a.m. to 1:00  
p.m. during session.*



## Local Issues Committee

### Co-Chairs

Ben Brennan, Kone  
John Finegan, The Boulos Company



*Virtual meetings monthly on the third  
Thursday from 3:00 p.m. – 4:00 p.m.*

# What We Believe: Public Policy



Right-sizing environmental regulations



Reducing barriers to housing creation



Incentives for responsible real estate development



Equitable treatment of for-profit developers



The Public Policy Committee advocates for a more fair, practical, and predictable environment for real estate development in Maine.





# What We Believe: Local Issues

Predictable ordinances that contain practical standards for real estate and housing development.

Support for policies that incentivize density, smart growth, real estate, and community development.

Reducing risk for housing creators.



Opposition to policies that create new barriers to housing creation.

Alternatives to mandate policies like inclusionary zoning, rent control, and growth caps.

Support for municipal planners, elected officials in land use planning and affordable housing creation.



# What We Achieve: Public Policy

- ❖ MEREDA's eyes and ears in Augusta.
- ❖ Raising MEREDA's profile with leadership.
- ❖ Bringing your voice to the table.
- ❖ Passing legislation to improve the development landscape.
- ❖ Defeat of proposals that threaten the real estate & development community.



# What We Achieve: Public Policy

**L.D 975, Public Law 2024 Chapter 149 – Took Effect on October 5, 2023**

**Aligning Maine's Elevator Fire Access Standards to the MUBEC**

- This new law ensures that Maine's elevator safety standards align with the International Building Code standard, adopted through the Maine Uniform Building and Energy Code (MUBEC).
- This effort also spurred a new focus on the need to speed up and enhance the elevator inspection process – something which is now being undertaken by the Department of Labor under the direction of Commissioner Anne Head.

***Thank you to Sponsor Ed Crockett of Portland for leading this effort!***

***Thank you to Local Issues Committee Co-Chair Ben Brennan  
for his special contributions to this effort!***

# What We Achieve: Public Policy

**LD 1289, Public Law 2024, Chapter 198**

**An Act to Facilitate Property Redevelopment and Encourage Affordable Housing by  
Allowing the Conveyance of Unfinished Commercial Condominium Units  
Took Effect on October 5, 2023**

This new law allows a developer to convey an unfinished commercial condominium unit, unlocking the potential of the Condominium Act to aid in the creation of building rehabilitation and affordable housing creation.

*Thank you to our sponsor, Senator Matt Pouliot, for his outstanding leadership on housing issues and for his efforts on this bill!*

*Also, a special thank you to Gary Vogel for his steadfast commitment to improving Maine's legal landscape for real estate development!*



# What We Achieve: Public Policy

## LD 772, Permitting Predictability Sponsored by Sen. Matt Pouliot

- This bill received a **unanimous** Ought to Pass as Amended report from the Housing Committee on February 2, 2024.
- If enacted, this bill would lock in the land use ordinance for a particular project on the date by which that project is publicly noticed for consideration by an entity such as the planning board.
- This bill is designed to prevent retroactive action to stop specific projects when interested individuals had an opportunity to inform the ordinance-writing process and have an opportunity to weigh in on the specific project as measured against those adopted ordinances.

**A big thank you to Senator Matt Pouliot for his sponsorship of this bill, and to the Housing Committee for their thoughtful and considered deliberation of this important bill!**

**What We Achieve: Public Policy**

*Historic Tax Credit*

Affordable Housing

*Thriving Corridors*

# ***Housing Revolution***

*Manufactured Homes*

Pre-approved Buildings

*Growth Management Act*

Subdivision

Home Ownership

Rural Rent

# What We Achieve: Local Issues

**Bringing the perspective of the private development market.**

**Working to promote incentive-based policymaking.**

**Connecting MEREDA members to local elected leaders, planners, and officials. Amplifying your voice in your neighborhood.**

**Participating in local referenda campaigns.**

**Spotlighting exciting and innovative projects and local initiatives.**

# THANK YOU!



Contact Elizabeth Frazier at [efrazier@pierceatwood.com](mailto:efrazier@pierceatwood.com) or  
Shelly Clark at [info@mereda.org](mailto:info@mereda.org) for more information  
or to join our advocacy efforts!