

April 18, 2025



MEREDA ACTION ALERT

Share Your Voice: Submit Testimony in Support of LD 1396! An Act to Amend Maine's Municipal Subdivision Standards to Increase the Number of Dwelling Units on or Divisions of a Tract of Land Before the Tract is Considered a Subdivision

April 25, 2025, 1:00 p.m. Housing and Economic Development Committee

MEREDA encourages its members to submit testimony in support of LD 1396, An Act to Amend Maine's Municipal Subdivision Standards to Increase the Number of Dwelling Units on or Divisions of a Tract of Land Before the Tract is Considered a Subdivision.

Click Here to be Directed to the State of Maine Website to Register to Testify Electronically. <https://www.mainelegislature.org/testimony/>

Below we have provided Talking Points along with Instructions on how to Submit Testimony for a Public Hearing, along with a specific template for Testimony in Support of LD 1396. We hope you find these resources helpful!

A public hearing has been scheduled for the bill on April 25, 2025, at 1:00 p.m. before the Housing and Economic Development Committee.

[Instructions for Submitting Testimony for a Public Hearing](#)

[Template for Testimony in Support of LD 1396](#)





ACTION ALERT



LD 1396 - Raise Municipal Subdivision Threshold for lots and units from 3+ to 5+

TOP TALKING POINTS

Allows owners to create infill housing and take advantage of newly expanded density provisions in law (like LD 2003, now PL 2021 Ch. 658).

Decrease the time and cost involved in permitting a small subdivision - no land survey needed.

Unlock long-held land to be divided into small subdivisions to create infill housing at an affordable price.

LD 1396 Summary
Sponsored by Rep. Tiffany Roberts, this bill will raise the threshold under statutory municipal subdivision review for the creation of lots or dwelling units from 3 or more units or lots to 5 or more units or lots (created within a 5-year period). LD 1396 also clarifies existing law to ensure that the internal division of an existing building is not subject to municipal subdivision review so long as the municipality has a site plan review process.

ACT NOW

