

MEREDA

Legislative Update

February 26, 2026

Elizabeth M. Frazier, Esq.
Pierce Atwood LLP



Guiding Principle



Fair
Practical
Predictable



Jason Howe

Equity Partner, Preti Flaherty

Jason chairs the Real Estate & Finance Group at Preti Flaherty, and regularly serves both as local counsel and outside general counsel to developers, investors, and lenders on both local and national projects.



Tyler Norod

Director of Development
Westbrook Development Corporation

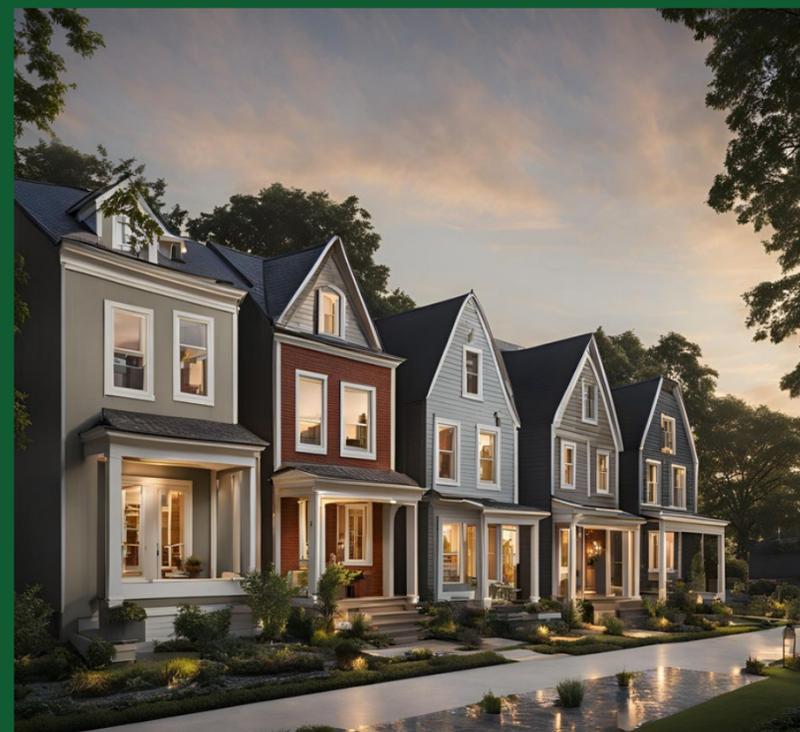
Tyler has served as WDC's Development Director since 2001, focusing on mission-driven housing creation in Southern Maine with an emphasis on affordable and innovative housing construction.

Victories in the 132nd Legislature

Impact Fees



Parking Mandates



Land Use

Important Changes in Municipal, Land Use Law

LD 1498

Lim its
Im p a c t
F e e s

LD 437

Lim its
P a r k i n g
M a n d a t e s

**LD's 128,
435, & 1755**

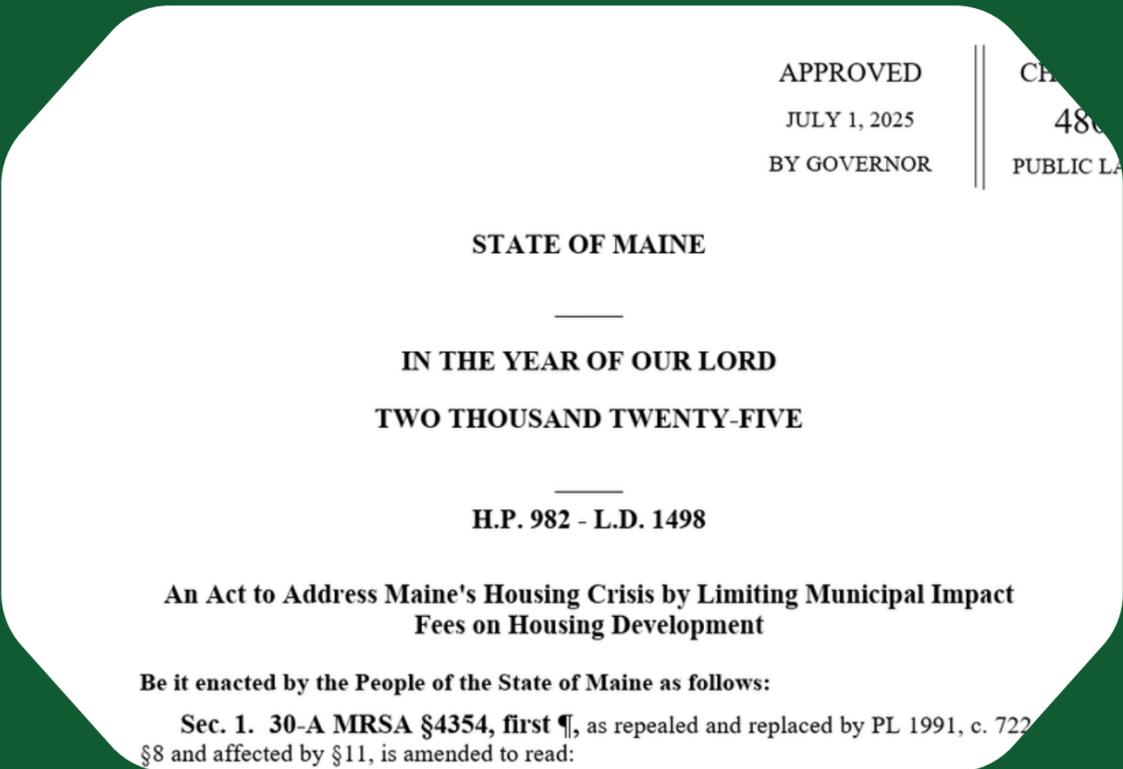
H i s t o r i c T a x
C r e d i t

LD 1829

I n f i l l
H o u s i n g
I n c e n t i v e s

LD 1498, Limited Impact Fees

Now Public Law 2025,
Chapter 480



- 1 Fees must be used within 365 days or returned.
- 2 Fees may only be imposed for infrastructure improvements if: municipality can demonstrate it is necessary for the development.

LD 437, Limited Parking Mandates

Now Public Law 2025,
Chapter 374



- 1 Within a growth area, maximum one space can be required.
- 2 Allows developers to satisfy parking through off-site arrangement within .25 miles.

APPROVED
JUNE 20, 2025
BY GOVERNOR

STATE OF MAINE

IN THE YEAR OF OUR LORD
TWO THOUSAND TWENTY-FIVE

H.P. 281 - L.D. 427

An Act to Regulate Municipal Parking Space Minimums

Be it enacted by the People of the State of Maine as follows:

Sec. 1. 30-A MRSA §4364-D is enacted to read:

§4364-D. Minimum parking space requirements; limitations

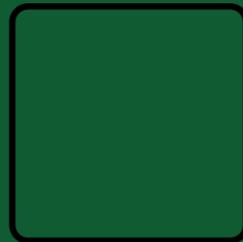
Maine Historic Rehabilitation Tax Credit



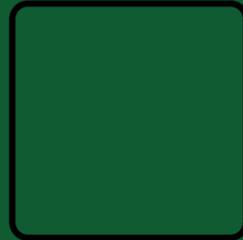
Accelerate Credit Accrual for Major Projects



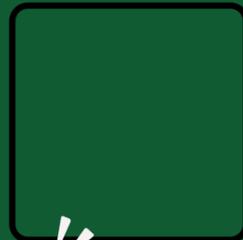
Add a Rural Housing Booster



Adopt Homeowner Credit



Increase Small Project Cap



Eliminate the 2030 Sunset



Support LD 435 to Finish Checking the Boxes!

Land Use Density Incentives LD 1829



5,000 sq. ft. minimum lot size in growth areas



Elimination of growth caps in growth areas.



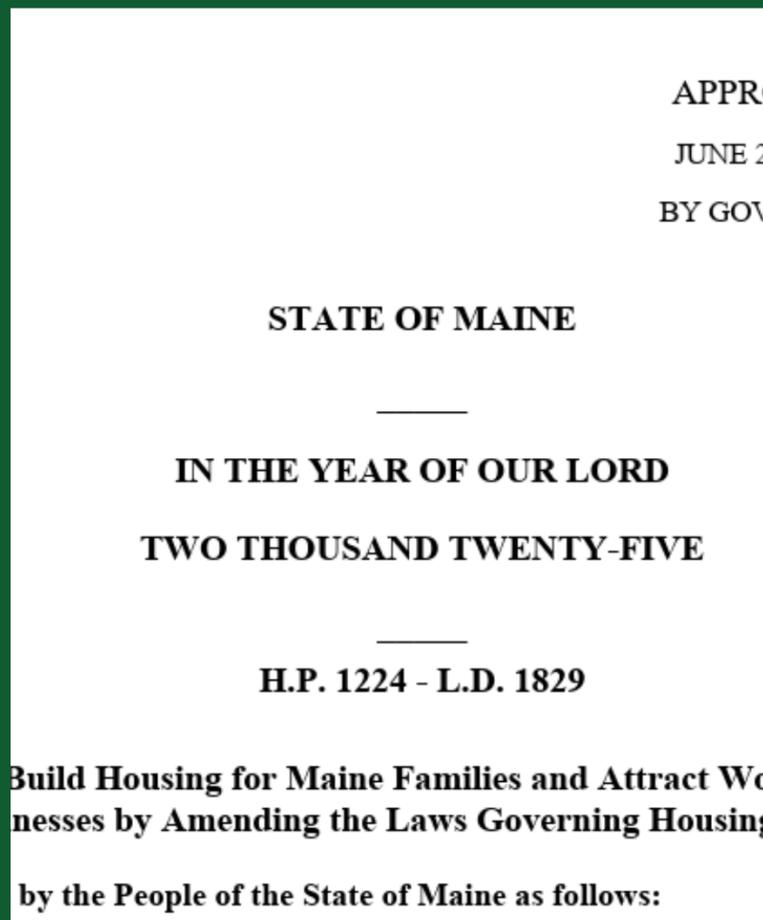
Increased height allowance for affordable housing.



Up to four units on a lot before municipal subdivision review.



LD 2173 threatens to roll back these provisions!



A Word About LD 1926 - MEREDA's Missing Middle Solution (DEAD)

	Density Bonus	Reduced Min. Lot Size
>80%, less than 100%	75%	90%
>100%, less than 120%	60%	75%
>120%, less than 180%	45%	65%
>180%, less than 220%	30%	50%

LD 1926 was proposed as a no-cost, market of scale solution to the middle housing crisis. It was intended as a flexible, help-the-project-pencil tool.

Thank you

Sponsored by
Rep. Holly Stover
(D - Boothbay)

Why It Failed

Towns, citing local control, are pushing back on legislators. In fact, LD 1829 is in danger of being rolled back.



Why It Matters

Without action from ALL OF US, legislative land use solutions may not be politically feasible.



SCAN ME

SCAN ME

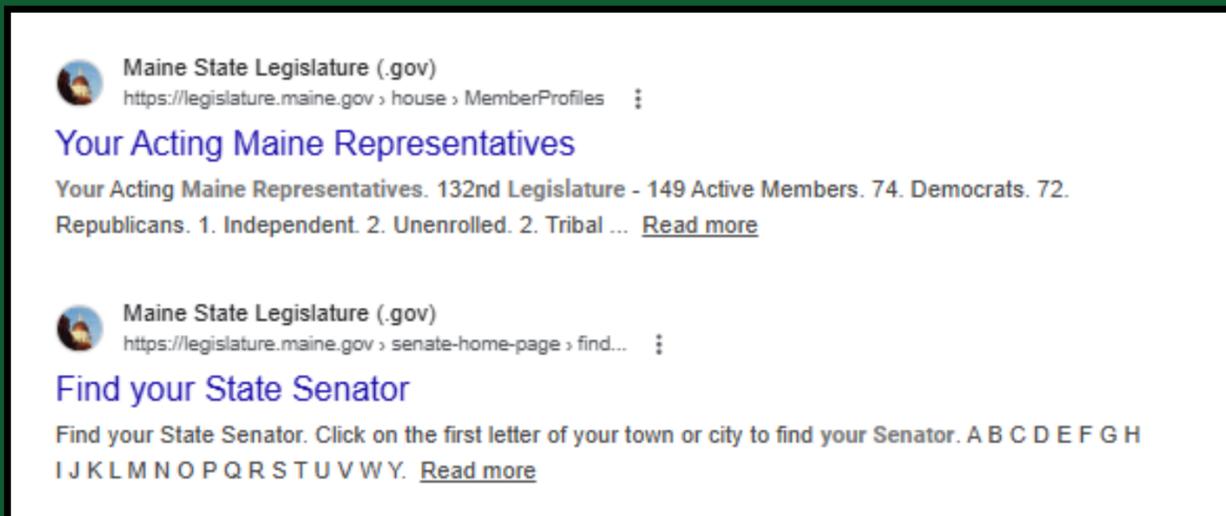
SCAN ME

SCAN ME

Call to Action

Call or E-mail Your Representative and Senator

Google: “Maine who is my legislator”



The screenshot shows two search results from the Maine State Legislature website. The first result is titled "Your Acting Maine Representatives" and includes the text "Your Acting Maine Representatives. 132nd Legislature - 149 Active Members. 74. Democrats. 72. Republicans. 1. Independent. 2. Unenrolled. 2. Tribal ... Read more". The second result is titled "Find your State Senator" and includes the text "Find your State Senator. Click on the first letter of your town or city to find your Senator. A B C D E F G H I J K L M N O P Q R S T U V W Y. Read more".

- **Mainers need attainable housing!**
- **This is a statewide issue!**
- **It needs statewide solutions!**
- **Support statewide land use solutions!**

Or e-mail me at:
efrazier@pierceatwood.com

Elizabeth M. Frazier
Bev Uhlenhake

Thank you!

efrazier@pierceanwood.com
buhlenhake@pierceanwood.com