

HOUSING

Last Week - Work Session

LD 2224: An Act to Reduce Certain Costs Associated with Residential Construction

Sponsor: Senator Curry

Summary: The bill implements the consensus recommendations of the working group that worked to make recommendations to lower the costs of housing production. These recommendations include eliminating the requirement for smoke curtains to be a part of elevator installation, video cameras in elevators, studies fire sprinkler requirements, including wireless technology for emergency communication.

Implications: The bill would reduce some compliance costs for residential construction in the state. There were many other recommendations from the working group and housing advocates are pushing for additional changes in the legislation to build on the current draft of LD 2224. Only “V” outlined below has been accepted by the Committee.

~~I) Allow up to 6 stories of single-stair residential construction~~

~~II) Expand municipal subdivision review thresholds from 3 lots to up to 5 lots~~

~~III) Increase the residential sprinkler threshold from 3 units to 5 units~~

~~IV) Prohibit municipal requirements for sprinklers in single-family housing~~

V) Add a MUBEC board member with affordable housing experience to ensure cost impacts of code decisions are fully considered

~~VI) Allow smaller, readily available elevators in buildings up to 3 stories where elevators are not otherwise required~~

LD 2173 An Act to Update the Laws Regarding Housing Developments and Accessory Dwelling Units

Summary: The bill would make several technical modifications to LD 1829 that passed last year and placed restrictions on municipalities limiting some housing projects through minimum lot sizes, height expansions for affordable housing projects, and prohibiting

sprinkler requirements in ADUs. The bill makes some technical changes including the extension of municipal adoption

Implications: The bill would clarify some municipal housing restrictions and allow a grace period for municipalities to adopt the new definition of subdivision and allow more time for the compliance of the additional height for affordable housing development.

Upcoming Work Session

Tues 3/17 1PM @ Cross, Room 206

LD 2229: An Act Regarding Municipal Inspection of the Electrical and Plumbing Components of a Manufactured Home

Summary: The bill would allow plumbers and electricians who supervise the offsite construction of modular homes with 3+ units to certify the building permits and avoid local electrical and plumbing certifications.

Implications: The bill attempts to make it easier to develop modular housing and avoid duplicative electrical and plumbing certifications.

Work Session

Thur 3/19 1PM @ Cross, Room 206