

MAINE STATE LEGISLATURE

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Date: 6/3/25

(Filing No. S-243)

HOUSING AND ECONOMIC DEVELOPMENT

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STATE OF MAINE SENATE 132ND LEGISLATURE FIRST SPECIAL SESSION

COMMITTEE AMENDMENT "A" to S.P. 594, L.D. 1453, "Resolve, to Establish the Innovative Factory-made Housing Working Group"

Amend the resolve by striking out the title and substituting the following:

'Resolve, to Establish the Housing Production Innovation Working Group'

Amend the resolve by inserting after the title and before section 1 the following:

'Emergency preamble. Whereas, acts and resolves of the Legislature do not become effective until 90 days after adjournment unless enacted as emergencies; and

Whereas, this resolve establishes a working group to study and advise on the potential for innovative housing construction technologies to reduce housing production costs and accelerate housing production in the State; and

Whereas, the study must be initiated before the 90-day period expires so that the study may be completed and a report submitted in time for consideration during the next legislative session; and

Whereas, in the judgment of the Legislature, these facts create an emergency within the meaning of the Constitution of Maine and require the following legislation as immediately necessary for the preservation of the public peace, health and safety; now, therefore, be it'

Amend the resolve in section 1 in the first 2 lines (page 1, lines 1 and 2 in L.D.) by striking out the following: "Innovative Factory-made Housing" and inserting the following: 'Housing Production Innovation'

Amend the resolve by striking out all of sections 2 and 3 and inserting the following:

'Sec. 2. Working group membership. Resolved: That, notwithstanding Joint Rule 353, the working group consists of 11 members appointed as follows:

1. Two members of the Senate, including one member from each of the 2 parties holding the largest number of seats in the Legislature and who serve on the Joint Standing

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1 Committee on Housing and Economic Development, appointed by the President of the
2 Senate;

3 2. Two members of the House of Representatives, including one member from each of
4 the 2 parties holding the largest number of seats in the Legislature and who serve on the
5 Joint Standing Committee on Housing and Economic Development, appointed by the
6 Speaker of the House;

7 3. The Commissioner of Professional and Financial Regulation or the commissioner's
8 designee;

9 4. The Commissioner of Economic and Community Development or the
10 commissioner's designee;

11 5. The Director of the Office of Policy Innovation and the Future or the director's
12 designee;

13 6. The Director of the Maine Office of Community Affairs or the director's designee;
14 and

15 7. Three members from the residential construction and building materials
16 manufacturing industries, one appointed by the President of the Senate, one appointed by
17 the Speaker of the House and one appointed by the Governor.'

18 **Sec. 3. Chairs. Resolved:** That, notwithstanding Joint Rule 353, at the first meeting
19 of the working group, the members shall elect, by majority vote of those present, 2 members
20 appointed under section 2, subsections 3 to 7 as chairs of the working group.'

21 Amend the resolve in section 4 in the first line (page 2, line 32 in L.D.) by inserting
22 after the following: "That" the following: ', notwithstanding Joint Rule 353,'

23 Amend the resolve in section 4 in the 4th line (page 2, line 35 in L.D.) by inserting
24 after the following: "Council" the following: 'and the Commissioner of Economic and
25 Community Development'

26 Amend the resolve in section 4 in the 5th line (page 2, line 36 in L.D.) by striking out
27 the following: "chairs" and inserting the following: 'Commissioner of Economic and
28 Community Development'

29 Amend the resolve in section 4 in the next to the last line (page 2, line 38 in L.D.) by
30 striking out the following: "chairs" and inserting the following: 'Commissioner of
31 Economic and Community Development'

32 Amend the resolve by striking out all of section 5 and inserting the following:

33 **'Sec. 5. Duties. Resolved:** That the working group shall study the potential for
34 innovative housing construction technologies to reduce housing production costs and
35 accelerate housing production in the State. Innovative housing construction technologies
36 may include modular housing, componentized housing, 3-dimensional printing or other
37 approaches to residential construction. The working group shall consider regulatory and
38 financial solutions to barriers to achieving this potential, including, at a minimum, the
39 following:

40 1. Demand-side barriers that inhibit adoption of factory-made housing technologies,
41 including:

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1 A. A lack of familiarity and expertise among homebuilding professionals, developers
2 and homeowners; and

3 B. Insufficient order volumes and consistency to achieve significant economies of
4 scale for new or expanded off-site production approaches; and

5 2. Production-side barriers that inhibit the availability and cost competitiveness of
6 factory-made housing technologies, including:

7 A. Varying building codes, inspection standards and approval processes;

8 B. Inconsistent licensing requirements for factory-made housing technologies;

9 C. A lack of workers in relevant fields trained in factory-made housing production and
10 construction; and

11 D. Challenges with transporting and exporting prefabricated housing products made
12 in the State.

13 In researching these topics and establishing recommendations, the working group shall
14 consult with individuals active in the housing industry, including those representing
15 manufacturers, builders, developers, trades, training providers, regulators and finance
16 organizations and those engaging in research at institutions of higher education in the State.

17 **Sec. 6. Staff assistance. Resolved:** That, notwithstanding Joint Rule 353, the
18 Department of Economic and Community Development shall provide necessary staffing
19 services to the working group.'

20 Amend the resolve by adding before the summary the following:

21 'Emergency clause. In view of the emergency cited in the preamble, this legislation
22 takes effect when approved.'

23 Amend the resolve by relettering or renumbering any nonconsecutive Part letter or
24 section number to read consecutively.

25 SUMMARY

26 This amendment changes the title of the resolve and the name of the working group
27 and:

28 1. Reduces the number of members of the Housing Production Innovation Working
29 Group from 36 to 11;

30 2. Redefines the duties of the working group;

31 3. Requires the working group to elect 2 chairs for the working group;

32 4. Requires the Department of Economic and Community Development to provide
33 staff support to the working group; and

34 5. Adds an emergency preamble and emergency clause.

35 FISCAL NOTE REQUIRED

36 (See attached)



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LD 1453

LR 1518(02)

Resolve, to Establish the Innovative Factory-made Housing Working Group

Fiscal Note for Bill as Amended by Committee Amendment "A" (S.243)
Committee: Housing and Economic Development
Fiscal Note Required: Yes

Fiscal Note

Legislative Cost/Study

Legislative Cost/Study

The general operating expenses of this study are projected to be \$2,800 in fiscal year 2025-26. The Legislature's proposed budget for the 2026-2027 biennium includes \$22,196 in each of fiscal years 2025-26 and 2026-27 for the costs of legislative studies, as well as \$8,265 in projected balances from fiscal year 2024-25 and \$33,073 of balances carried over from prior years for this purpose. Whether these amounts are sufficient to fund all studies will depend on the number of studies authorized by the Legislative Council and the Legislature.

Fiscal Detail and Notes

Additional costs to the Department of Economic and Community Development to staff the working group and the Governor's Office of Policy Innovation and the Future and the Maine Office of Community Affairs to serve on the working group established to conduct the required study and submit the required report can be absorbed within existing budgeted resources.