

MAINE STATE LEGISLATURE

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SKK
ROS

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L.D. 1752

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Date: 3/18/24

(Filing No. S-578)

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HOUSING

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STATE OF MAINE

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SENATE

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131ST LEGISLATURE

8

SECOND REGULAR SESSION

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COMMITTEE AMENDMENT "A" to S.P. 697, L.D. 1752, "Resolve, to Prepare
10 Preapproved Building Types"

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Amend the resolve by striking out everything after the enacting clause and inserting
12 the following:

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'Sec. 1. Preapproved building types. Resolved: That the Department of
14 Agriculture, Conservation and Forestry, Bureau of Resource Information and Land Use
15 Planning, referred to in this resolve as "the bureau," shall contract with an appropriate
16 consultant to establish a set of building types that municipalities may adopt as preapproved
17 building types in order to reduce the cost and time associated with processing building
18 permit applications.

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The bureau shall:

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1. Require the consultant to develop no fewer than 5 and no more than 8 preapproved
21 building types. Preapproved building types may include, but are not limited to, single-
22 family homes, duplexes, triplexes, quadplexes and mixed-use residential and retail
23 buildings. Each preapproved building type must include no fewer than 8 and no more than
24 10 design options for building components. For purposes of this section, "building
25 components" include dormers, rear and side additions, windows, porches, stoops, cross
26 gables and other elements that add volume to a building. For each preapproved building
27 type, multiple design options must be prepared to reflect the vernacular architecture in the
28 State, with a range of building components that allow for permitted modifications for each
29 preapproved building type. For purposes of this section, "vernacular architecture" means
30 an architectural style that is designed based on local needs, availability of construction
31 materials and local traditions. Preapproved building types must be designed to fit on lots
32 with dimensions that commonly exist in the State and that allow for efficient use of private
33 and public infrastructure. Preapproved building types must be designed to meet any
34 applicable state or federal building and energy codes and have prototypical site plans for
35 each preapproved building type in order to identify the location of the building on the lot,
36 location of parking on the lot, access to parking on the lot, setbacks and build-to lines;

COMMITTEE AMENDMENT

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2. Determine the area median income for each county in the State and require the consultant to develop preapproved building types that include units that can be rented at a cost that does not exceed 30% of the area median income in the county where the building may be used as a preapproved building type;

3. Ensure a process of public engagement with the consultant as the consultant develops the preapproved building types, including, but not limited to, online crowd-sourced visual preference surveys and at least 2 rounds of public crowd-sourced feedback on draft preapproved building types and prototypical site plans;

4. Require the consultant to work with the Department of Public Safety, Office of the State Fire Marshal to determine compliance of each preapproved building type with the National Fire Protection Association Life Safety Code adopted by the office;

5. Require the consultant to create a final proposed work product that includes a catalog of preapproved building types and prototypical site plans, including a publicly accessible website with information and forms relating to preapproved building types; and

6. Seek input from a postsecondary institution in the State with a program that uses new technologies in developing methods to produce materials and develop building methods designed to make housing more efficient and affordable.

Sec. 2. Department of Agriculture, Conservation and Forestry, Bureau of Resource Information and Land Use Planning to provide report. Resolved: That the bureau shall submit a report no later than December 3, 2025, to the joint standing committee or joint select committee of the Legislature having jurisdiction over housing matters with findings and recommendations relating to preapproved building types established under section 1. The report must include recommended legislation to ensure that when a municipality adopts preapproved building types, applications for permits to develop a preapproved building type must be deemed administratively approved when the preapproved building types are located along existing streets or within designated growth areas served by a public, special district or other centrally managed water system and a public, special district or other comparable sewer system. The joint standing committee or joint select committee of the Legislature having jurisdiction over housing matters may report out legislation relating to the subject matter of the report to the Second Regular Session of the 132nd Legislature.

Sec. 3. Appropriations and allocations. Resolved: That the following appropriations and allocations are made.

**AGRICULTURE, CONSERVATION AND FORESTRY, DEPARTMENT OF
Maine Land Use Planning Commission Z236**

Initiative: Provides funding for contracted consulting services related to the creation of a catalog of building types that municipalities may adopt as preapproved building types in order to reduce the cost and time associated with processing building permit applications.

GENERAL FUND	2023-24	2024-25
All Other	\$0	\$350,000
GENERAL FUND TOTAL	\$0	\$350,000

COMMITTEE AMENDMENT

ROS

COMMITTEE AMENDMENT "A" to S.P. 697, L.D. 1752 (S-578)

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

SUMMARY

This amendment replaces the resolve and makes the following changes. It lists the types of buildings that a consultant may develop as part of the contract with the Department of Agriculture, Conservation and Forestry, Bureau of Resource Information and Land Use Planning to establish a set of preapproved building types that municipalities may adopt to reduce the cost and time associated with processing building permit applications. It requires the consultant to ensure that each preapproved building type can be developed to ensure that rent for affordable units does not exceed 30% of the median income in the county where the building will be located. It requires the consultant to seek input from a postsecondary institution in the State with a program that uses new technologies to produce materials and develop building methods designed to make housing more efficient and affordable. It also adds requirements for the report to be submitted by the bureau to the joint standing committee or joint select committee of the Legislature having jurisdiction over housing matters and extends the date by which that report must be submitted to December 3, 2025.

FISCAL NOTE REQUIRED
(See attached)

COMMITTEE AMENDMENT



131st MAINE LEGISLATURE

LD 1752

LR 933(02)

Resolve, to Prepare Preapproved Building Types

Fiscal Note for Bill as Amended by Committee Amendment "A(S-578)"

Committee: Housing

Fiscal Note Required: Yes

Fiscal Note

	FY 2023-24	FY 2024-25	Projections FY 2025-26	Projections FY 2026-27
Net Cost (Savings)				
General Fund	\$0	\$350,000	\$0	\$0
Appropriations/Allocations				
General Fund	\$0	\$350,000	\$0	\$0

Fiscal Detail and Notes

This bill includes one-time General Fund appropriations of \$350,000 to the Department of Agriculture, Conservation and Forestry in fiscal year 2024-25 for contracted consulting services related to the creation of a catalog of building types that municipalities may adopt as preapproved building types in order to reduce the cost and time associated with processing building permit applications.

Additional costs to the Department of Public Safety associated with working with a consultant developing preapproved building types to ensure compliance with applicable codes are expected to be minor and can be absorbed within existing budgeted resources. Additional costs to certain post-secondary institutions to provide input to the Bureau of Resource Information and Land Use Planning can be absorbed within existing budgeted resources.