

To: Key Municipal Officials with Legislators Serving on the Labor and Housing Committee  
Code Enforcement Officers

From: Kate Dufour, Director, State and Federal Relations

Date: Tuesday, June 1, 2021

Re: LD 1312: Accessory Dwelling Unit Bill

The Labor and Housing Committee unanimously voted to support an amended version of [LD 1312](#), *An Act to Remove Barriers to Accessory Dwelling Units and Allow Accessory Dwelling Units where Single-family Houses Are Allowed*, sponsored by Rep. Valli Geiger of Rockport.

The bill preempts home rule authority by allowing an accessory dwelling unit (ADU) to be located on the same lot as a single-family dwelling, regardless of a community's desires or despite the existence of a locally adopted regulatory ordinance. As amended by the committee, the bill removes section 2-E of the bill, which would have prohibited local regulation of ADUs as short-term rentals.

While MMA staff and other interested parties worked on an amendment to the bill allowing for the placement of ADUs that are consistent with adopted ordinances, those efforts were not advanced by the committee.

Since this bill received unanimous support, it will be presented to the entire Legislature on a consent agenda and likely enacted without the benefit of debate.

Because your community has a member of the House or Senate serving on the Labor and Housing Committee, I'm asking for your assistance. It would be greatly appreciated if you could connect with your committee member to discuss concerns with LD 1312. Our goal is to have a member of the committee pull the bill from the consent agenda so the entire Legislature can discuss the proposal's merits and issues.

A list of committee members and contact information can be found [here](#).

Thank you for your assistance with this issue. If you have any questions, please contact me at either [kdufour@memun.org](mailto:kdufour@memun.org) or 207-592-4038.