

LD 1829

HOUSING DENSITY REFORM IN MAINE

WHAT LD 1829 DOES

LD 1829 establishes statewide minimum housing density standards and limits local zoning restrictions that impede housing production. The law aims to expand housing supply, support workforce attraction, and modernize municipal landuse regulations.

Municipality Type	Deadline
Town Meeting Municipalities	July 2027
CouncilBased Municipalities	July 2026
All Municipalities (training + ADU provisions)	Sept. 24, 2025

KEY POLICY CHANGES

1. Minimum Housing Density

- 3 units per lot statewide
- 4 units per lot in growth areas or areas with public water & sewer
- Multiunit dimensional standards cannot exceed single family standards

Density Standards:

- Growth Area + Water/Sewer: $\leq 5,000$ sq ft lot; $\leq 1,250$ sq ft/unit
- Water/Sewer Only: $\leq 5,000$ sq ft lot; $\leq 5,000$ sq ft/unit
- Growth Area w/out Water/Sewer: 20,000 sq ft minimum

2. Affordable Housing Incentives (QAHDs)

- Applies in growth areas or areas with public water & sewer
- Bonus height: +1 story or +14 feet

3. Accessory Dwelling Units (ADUs)

- No owneroccupancy requirement
- ADUs may be attached or detached
- Sprinklers cannot be required for 1-2 unit buildings

4. Planning Board Review Thresholds

- Planning Board review not required for projects with 4 or fewer units within a structure
- Required training for Planning Board and ZBA members

5. Subdivision Definition Update

- 3+ lots in 5 years = subdivision
- NEW: 5+ dwelling units in 5 years also = subdivision

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MUNICIPAL ACTION GUIDE

STRATEGIC QUESTIONS

Comprehensive Plan

- Is your plan current?
- Are growth areas identified?
- Are they still appropriate?

Infrastructure

- Where are water & sewer lines?
- Do they overlap with growth areas?

Zoning & Density

- Which zones allow residential uses?
- How is density regulated?
- Are multifamily standards stricter than singlefamily?

COMPLIANCE CHECKLIST

- Review Comprehensive Plan & zoning map
- Identify growth areas and water/sewer areas
- Audit zoning, subdivision, and site plan ordinances
- Redline ordinances for required changes
- Draft updated ordinance language
- Train Planning Board & ZBA members
- Conduct public education
- Follow ordinance amendment process

ORDINANCE AMENDMENT PROCESS

1. Planning Board reviews draft
2. Planning Board holds public hearing
3. Planning Board votes on recommendation
4. Selectboard/Council reviews
5. Selectboard/Council holds public hearing
6. Selectboard places on warrant or Council adopts
7. Town Meeting (if applicable) votes

LEADERSHIP TAKEAWAYS

- LD 1829 sets minimum statewide housing standards
- Municipal zoning must be updated to comply
- Early planning and communication are essential
- Elected officials guide public understanding and implementation

Prepared by:

