



May 16, 2023

Testimony in **OPPOSITION to LD 1490: An Act to Reduce Rental Housing Costs**

To the Distinguished Members of the Joint Standing Committee on Judiciary:

The Central Maine Apartment Owners Association (CMAOA) is a landlord membership organization of over 650, as well as a cooperative team member of other landlord associations across the State of Maine including: Southern Maine, Lewiston Auburn, Greater Bangor Area, and Augusta Area. We provide educational events, sponsor community events, provide access to discounts on supplies and industry needs like fuels, flooring materials and paint. Our overall goal is to support Landlords in providing safe and affordable housing in collaboration with the valuable good renters in our area. CMAOA and the other organizations are neutral, nonpartisan, member led groups that have the common goal of keeping the rental housing industry safe, educated, and competitive.

We are asking you to **Oppose LD 1490 as it is written.**

Our membership has expressed mixed feelings on fees. Overwhelmingly our membership report that they only charge the standard first month rent and one-month equivalent security deposit. Should they start charging a key/lock change fee as a standard entry cost?

Maine has a wide array of units that are often specific to geographics, cost, and tenant amenities desired and supported by the rental market. Unique needs like garage door openers, common area amenities, parking fees etc. should be left to supply and demand to regulate. We fear that laws such as this will cause rents to go up on everyone to pay for amenities associated with “extra” fees that are only wanted or afforded by select renters willing and able to pay them.

In this housing crisis we should not be looking to create more limits on the types, styles, costs, aesthetics of rental housing. **We should be looking at ways to keep the smaller landlords continuing to provide that personal, one/one experience. A cookie cutter approach is always going to hurt the availability of choices that tenants are looking for.**

We urge you to oppose LD 1490.

Board of Directors of Central Maine Apartment Owners Association, Waterville, Maine

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