



19 Community Drive • Augusta, Maine 04330 • (207) 622-7501 • Fax: (207) 623-3590

Testimony in Opposition to LD 1016 (“An Act to Establish the Manufactured Housing Community and Mobile Home Park Preservation and Assistance Fund”)

J. Andrew Cashman on behalf of the Maine Association of REALTORS®

March 25, 2025

Senator Curry, Representative Gere and members of the Joint Select Committee on Housing and Economic Development, my name is Andy Cashman. I am the Founder of Resolve Government Relations. We represent the Maine Association of REALTORS®, a professional trade association established in 1936 with over 6,500 members statewide. REALTORS® protect private property rights, build Maine communities, and grow our state’s economy. Our members represent buyers and sellers involved in both residential and commercial real estate transactions. Our membership also includes industry affiliates, such as lenders, closing agents, title agents, appraisers, building inspectors, surveyors, etc. The Maine Association is chartered by the National Association of REALTORS® (NAR), the largest trade association in the country.

The Maine Association of REALTORS® opposes LD 1016. The bill would increase the cost for manufactured housing community and mobile home park owners to sell their property by requiring purchasers to pay a \$50,000 per lot fee to the Maine State Housing Authority to fund the Manufactured Housing Community and Mobile Home Park Preservation and Assistance Fund.

Property owners wanting to sell their property should be able to do so under current law without unreasonable regulatory fees. Increasing the fees could cause significant delays in real estate transactions and development. The property owners of manufactured housing communities and mobile home parks are operating Maine businesses, and this bill would place an unreasonable burden on the transfer of property. By establishing a significant per lot transfer fee, it causes undue hardship on potential buyers and could ultimately lead to higher rental costs for the tenants.

As stewards of protecting private property rights, we believe that property owners should be able to use, dispose and transfer real property how they see fit, to include for investment or business use. Potential buyers should not be levied additional fees on top of the real estate transfer tax simply because of the type of business investment they are purchasing. Additional burdens on buyers and sellers add to the cost of the transfer of real estate, resulting in market stagnation and increased strain on the housing market.

While we understand that the current housing market is extremely challenging, potential property owners should not be expected to exclusively bear the burden of subsidizing



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Maine's housing needs. Owners have the right to transfer their property at a time and manner of their choosing and permanent statutory changes in response to temporary market conditions are inappropriate.

MAR opposes laws, rules, and regulations that impose unreasonable restraints and limitations on the ownership, use, and transfer of real property. For these reasons, we respectfully urge you to vote Ought Not to Pass on LD 1016. Thank you for your time and consideration.