



Testimony in Favor of LD 1082
Maine Association of Public Housing Directors
LD 1082- An Act to Invest in Maine's Families and workforce by
Amending the Real Estate Transfer Tax

April 3, 2025

Dear Chair Grohoski, Representative Cloutier, and members of the Joint Standing Committee on Taxation,

My name is Diane Small; I am on the Legislative Committee of Maine Association of Public Housing Directors (MAPHD) and also the Executive Director of Sanford Housing Authority. I am submitting testimony on behalf of the Maine Association of Public Housing Directors in strong support of LD 1082, "An Act to Adjust the Real Estate Transfer Tax to Support Affordable Housing and Weatherization Efforts."

Maine Association of Public Housing Directors is a 501c3 comprised of the 21 Housing Authorities in Maine. We serve thousands of Maine residents from our smallest towns to our largest cities, reaching from Kittery to Van Buren. We are property owners, managers and housing developers.

LD 1082 proposes a reasonable and responsible adjustment to the real estate transfer tax, increasing the rate from \$2.20 to \$5 for every \$500 on properties sold for over \$1,000,000. This incremental and targeted increase ensures a gradual adjustment rather than a sudden financial burden, making it a fair approach to generating essential revenue. By focusing on high-value property transactions, the bill minimizes the impact on average homebuyers while contributing significant funds toward critical housing initiatives.

Importantly, LD 1082 will provide MaineHousing with additional resources to expand weatherization efforts by removing the existing 25% production requirement. This shift will ensure greater flexibility and effectiveness in addressing the housing and energy needs of Maine's most vulnerable residents. Weatherization reduces energy costs, improves housing quality, and enhances long-term housing stability — all crucial to supporting low-income households.

As representatives of Maine's public housing authorities, we see the profound impact that stable, affordable housing has on families and communities. The additional resources provided by LD 1082 will strengthen the state's capacity to provide permanent housing solutions, support weatherization projects, and reduce homelessness.

We urge the committee to vote **Ought to Pass** on LD 1082 to help ensure all Maine residents have access to safe, affordable, and energy-efficient housing.

Thank you for your consideration.

Sincerely,

Diane G. Small

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Executive Director, Sanford Housing Authority

Maine Association of Public Housing Directors

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