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Testimony in Opposition to LD 1183 (“An Act to Ensure Rent-to-own Protections Apply to Mobile Home Park Tenants”)

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

April 1, 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 1183 in its current form. We do not oppose the concept of the bill: allowing option contracts for mobile homes, in an effort to encourage ownership. However, we oppose the approach because it would conflict with existing law. As drafted, LD 1183 would add mobile homes as real property under the statutory process for option contracts for the purchase of real property. In so doing, mobile homes, currently recognized as personal property, would now be considered real property. This could have serious unintended consequences with other existing statutes and result in inconsistent application of the law and confusion among consumers.

To avoid these concerns, we believe it would be effective to amend the bill to create a separate section specifically for mobile home option contracts with all the protections and process that this committee sees fit to include. By separating real property option contracts and mobile home option contracts into clearly delineated sections, we believe consumers will remain protected and confusion can be minimized.

For these reasons, we respectfully urge you to not to pass LD 1183 in its current form and that you amend the bill as described above. Thank you for your time and consideration.



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