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## Testimony in Opposition to LD 1471

### “An Act to Require Energy Efficiency Disclosure Statements and Energy Efficiency Standards for Certain Rental Housing in the State”

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

**April 11, 2025**

Senator Carney, Representative Kuhn and members of the Joint Select Committee on the Judiciary, 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® grow Maine’s economy and build Maine communities. 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 1471. The bill would allow a tenant to terminate a lease if they are not provided with the required energy efficiency disclosure statement and it would allow a tenant to, starting in 2035, terminate a lease if a building does not meet new minimum insulation requirements set by the Public Utilities Commission – or require the landlord to pay half the tenant’s heating bill until the building meets the standards. These are unreasonable and unbalanced ramifications that will force housing providers to withdraw their units from the rental market. Maine is in the midst of historically low housing inventory levels. Property owners who lease their units are operating Maine businesses. They provide safe and decent housing and tenants pay a monthly rent that covers the cost of providing this housing, to include energy consumption. Agreement to these terms is part of the arrangement as determined by the housing provider and tenant in advance of the lease.

Rental housing needs are best met through private investment, not additional regulations. LD 1471 would negatively impact the ability of the private sector to meet the needs and demands for rental property. By making the market unfavorable to enter or difficult to continue to conduct business, housing providers will be forced to sell, convert or increase the rental rate to cover expenses. This could ultimately result in a counter-productive policy that will hurt the available rental housing inventory, not improve it or make it more affordable.



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Maine needs housing and further restricting property owners who lease their units will result in a decrease of much needed rental housing supply. A housing provider needs to be able to generate revenue from their business to at least match expenses (property carrying costs and administration) for the business to continue to be viable. This bill is an overreach that unfairly dictates real estate business operating procedures. For these reasons, we respectfully urge you to vote Ought Not to Pass on LD 1471. Thank you for your time and consideration.