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**Testimony in Opposition of LD 1552
("An Act to Prohibit Landlords from Setting Rents Through the Use
of Artificial Intelligence")**

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

April 14, 2025

Senator Carney, Representative Kuhns 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 1552. The bill would prohibit landlords from using any "algorithmic device" or "artificial intelligence" in determining rental rates. However, the language proposed is vague and could apply to software tools designed to manage properties for housing providers already in use.

Property owners who lease their units are operating Maine businesses. This bill is an overreach that unfairly dictates real estate business operating procedures. Limiting business practices based on arbitrary prohibitions will not practically address concerns around the rising cost of housing in our state.

Rental housing needs are best met through private investment, not additional regulations. LD 1552 adds regulations on how housing providers manage their business and these added restrictions could deter them from continuing to provide housing, which would negatively impact the ability of the private sector to meet the needs and demands for rental property. 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.

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 1552. Thank you for your time and consideration.



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