

Michael Ramsey
North Berwick
LD 1534

Dear Members of the Housing and Economic Development Committee,

I am writing to express my strong opposition to LD 1534, “An Act Enabling Municipalities to Protect Tenants and Stabilize Rents.” As a property owner and manager who takes pride in providing safe, stable, and reasonably priced homes for working Mainers, I am deeply concerned about the negative consequences this bill would have on small landlords and the broader housing market.

Risks and Concerns with LD 1534

Impact on Landlords and the Housing Market

LD 1534 would allow municipalities to impose rent control and eliminate no-cause evictions. Removing the ability to address problematic tenants means landlords may be forced to retain individuals who create unsafe or disruptive environments, putting other tenants at risk. Small property owners, in particular, could face costly and protracted legal disputes or may be driven out of the market entirely, worsening Maine’s housing shortage.

Increased Bureaucratic and Legal Burdens

The bill requires annual reporting to state agencies and permits municipalities to set their own eviction rules, creating a patchwork of regulations and significant red tape. This added complexity unfairly burdens small landlords and generates confusion for courts, attorneys, and tenants who rely on clear, consistent state laws.

Disincentivizing Development and Lowering Property Values

Rent control policies have a proven track record of discouraging new housing development and reducing property values. For example, in Portland, multi-unit property values have dropped significantly following the adoption of rent stabilization measures. This undermines investment in much-needed housing.

Market Stabilization and Reduced Mobility

Maine’s rental market has recently stabilized, with many landlords experiencing longer vacancy periods and reducing rents to remain competitive. Mandated rent stabilization would discourage tenant turnover, limit available housing, and make it more difficult for new residents—especially young families and workers—to secure homes.

Financial Impact and Shifting Tax Burdens

Lower property values resulting from rent control reduce local property tax revenues, shifting the tax burden onto single-family homeowners, including elderly residents and families already struggling to make ends meet. Small landlords, who often lack the resources to absorb mandated rent caps and rising costs, are especially vulnerable.

For these reasons, I urge the Committee to oppose LD 1534. Rather than solving Maine’s housing challenges, this bill would introduce new problems for tenants, landlords, and communities across the state.

Thank you for your consideration.