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If the legislature hasn't yet received the memo, we are in dire need for housing. When bureaucrats legislate to over-regulate the people who are actually providing the housing such that it is no longer feasible for them to do so, we already know what will happen. Everywhere rent control has been pushed onto municipalities, the results identified were less than desirable for all & never accomplishes the goal of housing. Landlords are not incentivized to keep up their buildings. Area homes suffer as their values decrease. If an investor is unable to make enough revenue to stay right-side-up there will be less investment & sell outs to large corporations. Smaller mom & pops, like me, who have worked for decades to build housing & rentals, are the norm in Maine. The financial burden of this regulation will result in less housing. It will create more chaos & confusion (& inconsistency for tenants as well). When I have built up my units, paid taxes & insurance, principal & interest, who is the municipality to tell me how much rent I am "allowed" to charge? The market determines this. This is still America, right?! People have private property rights. Our system is not broken. Leave it be, to allow for organic growth & ultimately more housing.