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Testimony in Neither For Nor Against LD 1750

“An Act to Require the Attorney General to Create and Update Biennially a Model Residential Lease”)

**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® is neither for nor against LD 1750. The bill would require the Attorney General to create and post on its website a model residential lease that complies with current Maine law and update that model lease biennially.

The Attorney General’s current model residential lease, available on the state’s website in the Consumer Law Guide section, is a widely used resource among many Maine consumers. Our Association’s members often refer clients to this resource when they are looking for information about leasing property. We believe a model lease serves as a valuable benefit to both tenants and landlords who may not otherwise have access to private legal counsel to draft a lease.

We appreciate the effort of the Attorney General’s office in providing this resource to consumers, however we are concerned that it has not been updated since 2021 and it may not comply with current Maine law. Given the complexities of housing policy and regulations, particularly regarding landlord-tenant relationships, we would encourage efforts to ensure that consumers are given accurate and complete information about current Maine law requirements, particularly when that information is provided by a state entity. Requiring regular updates to the model lease and ensuring compliance with current Maine law would increase consumer protection for both housing providers and tenants by helping reduce the risk consumer confusion, potential financial harm and unnecessary legal disputes.

We respectfully urge consideration of these concerns in your deliberation of LD 1750. Thank you for your time and consideration.



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