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Dear Members of the Housing and Economic Development Committee of the 132nd Legislature of Maine,

The Central Maine Apartment Owners Association is a non-profit trade association representing landlords and property managers all over Central Maine. With **over 600** active members, CMAOA is one of the largest organized landlord associations in Maine. Our members own or manage more than **4,000** residential rental units. We provide discounted services, education, advocacy and an active lobbying effort for our members. Our core purpose is to act as an association for the purpose of taking an active role regarding issues facing the apartment owners and managers of the Central Maine area. Our mission is to facilitate good working relationships between landlords and renters, including informing and advocating for CMAOA Members, and educating the general public regarding the interests of rental property owners and managers. Additionally, we coordinate, with our lobbyist Daniel J. Bernier, the other landlord groups across Maine including: Maine Apartment Owners Association, Southern Maine Landlord Association, Greater Bangor Area Landlord and Owners Association, Capital Area Housing Association, Lewiston Auburn Landlord Association, Rumford/Mexico Landlord Association and Farmington Area.

Today we are testifying **in Opposition to LD 1806, "An Act To Create a Residential Rental Unit Registry"**.

- The administrative burdens would be an enormous ONGOING financial impact to the budget. Much of the information is already gathered by tax collectors, code enforcement, and other authorized local municipalities.
- The public access to and purpose of a centralized list exposes local small owners and residents to potential hazards and targeting. As written, this bill pierces the legal veil of protection afforded to citizens. It will create a municipal mandate that may not fit for that community or the tenants and may violate the 14<sup>th</sup> Amendment (<https://www.goldwaterinstitute.org/goldwater-asks-u-s-supreme-court-to-protect-rights-of-property-owners-and-renters/>)
- A state wide registry for a fee will cause rents to increase. Financial fees (including a no \$ but administrative requirement) will punish tenants as their rent pays the costs of the business. This means that adding administrative costs equals higher rents.
- This weaponization of mandate completely disconnected from the health, safety, financial reasons, or other reasons from eviction erodes the process by creating a technicality for dismissal that will allow bad tenants to lengthen their time in a rental unit and affect the other tenants.

- This is the equivalent of licensing landlording. This has **serious implications** in the type of tax structure created. Should rentals be considered Active Income vs. its current Passive Income status. If the legislature would like to treat private property rentals like hotels/commercial business that currently pays lodging tax etc. then the services such as 24-hour public service police removal of an unruly customer, changes to the emotional support animal laws, fees, etc. also come into the equation. Additionally, the current laws for renting less than 15 days, personal use and/or shared housing would be turned on their heads.

There's no evidence that forcing landlords to register creates housing or improves housing quality. This will not encourage investment in new housing by small local owners in their communities. Adversely, this type of specialization appeals to large, corporate real estate investment and management firms as a way to push out the local investors. If a local municipality does not find this necessary, why are we going to create a new bureaucracy that costs money to implement and enforce? If the goal is to have a contact person for EVERY private property in the state for emergency services, isn't it best to consider a contact person clause under the local tax collector or fire departments?

We do not see how a registry is a solution to a problem that is yet to be identified. Please oppose LD 1806.

Thank you for your consideration,

Board of Directors  
Central Maine Apartment Owners Association