



Testimony of Deb Neuman, President and CEO
Bangor Region Chamber of Commerce
May 5, 2025

In opposition of LD 1806 "An Act to Create a Residential Unit Registry"

Senator Curry, Representative Gere and members of the Committee on Housing and Economic Development, my name is Deb Neuman, I live in Hampden and serve as President and CEO of the Bangor Region Chamber of Commerce. On behalf of our Board of Directors, I am submitting testimony in opposition of LD 1806 "An Act to Create a Residential Unit Registry"

We are concerned that LD 1806 will jeopardize the creation of more available, affordable and safe housing by adding additional burdens to landlords and developers. This bill has garnered significant interest from Bangor area real estate investors, developers and landlords who are frustrated and discouraged by adding another layer of regulation to an already burdensome environment.

I have heard many of them that they are at the "breaking point" when it comes to a "break even" after investing large amounts of dollars, time and effort into developing housing in the communities they live in and care about. The cost of doing business combined with burdens placed on them is becoming too much. We risk losing developers and development which will greatly impede the state's ambitious and necessary housing goals.

While we recognize this bill is intended to protect tenants, current laws are much more favorable to tenants than landlords. We are already viewed in the state of Maine as a less than desirable state to invest in due to the challenges and roadblocks to development. Yes, there are bad landlords as there are bad tenants. But there are good landlords and good tenants too. We need to strike a fair balance that considers the needs and welfare of tenants as well as the needs of landlords and developers to continue doing business in Maine.

Mark Laverdiere, local attorney and real estate investor in Bangor stated in an email, "I personally struggle to see how we could continue to invest in the state if this bill passes. I believe that the vacancy loss percentages would become insurmountable as a result of this 120 day restriction. It makes property management financially irrational."

I urge you to vote "ought not to pass" and to consider the implications to development with all future bills that add barriers to future investment and development.

Thank you,

Deb Neuman, President and CEO, Bangor Region Chamber of Commerce

