



May 9, 2025

To the Distinguished Members of the 132<sup>nd</sup> Legislature:

Testimony in OPPOSITION to LD 1927

The Central Maine Apartment Owners Association (CMAOA) is a landlord membership organization of over 600, as well as a cooperative team member of other landlord associations across the State of Maine including: Southern Maine, Lewiston Auburn, Greater Bangor Area, and Augusta Area. We provide educational events, sponsor community events, provide access to discounts on supplies and industry needs like fuels, flooring materials and paint. Our overall goal is to support Landlords in providing safe and affordable housing in collaboration with the valuable good renters in our area. CMAOA and the other organizations are neutral, nonpartisan, member led groups that have the common goal of keeping the rental housing industry safe, educated, and competitive.

**We beg you to stop the war on the small local rental property owners.** Maine has a housing shortage. This assault on landlords and tenants from being able to enter consensual contracts that work for both parties will make the housing shortage worse. **The bills this session are creating a tipping point**, LD's 824, 847, 1016, 1036, 1344, 1534, 1552, 1723, 1765, 1806 are about eliminating private landlords, not helping tenants. **If Maine wants to see out of state, uninvolved, more expensive, less maintenance and beautification, and stricter qualification requirements pushing more marginalized populations to the streets the current path is being paved with these bills.**

Concerns specific to LD 1927:

**If there is a true mold hazard, the tenants should relocate somewhere else immediately.** How mold affects individuals is highly subjective and more examples of this subjectivity can be found on the EPA site [EPA GUIDE LINK HERE](#) as well as stated on <https://maineindoorair.org/mold/> *"that exposure to damp and moldy environments may cause a variety of health effects, or none at all. Some people are sensitive to molds."*

**Why are we trying to create more red tape and promote an industry** rather than solve a problem locally. According to the Maine Indoor Air Quality Council once the source is identified (landlord or tenant cause/responsibility) the clean up can be done without the added cost and time delay of hiring a professional. What tests or companies will be considered "professional."

*"First, fix the moisture problem. Since excessive mold growth indoors is a result of excess moisture, finding and fixing the moisture problem is the necessary first step towards fixing a mold problem. Second, clean up the mold. Depending on the extent of mold contamination, building owners and managers can either tackle the problem themselves, or hire a professional".* <https://maineindoorair.org/mold/>

**Local code enforcement handles reports and complaints on habitability issues in a neutral fashion.**

Assuredly, code enforcement responds well before the time frames set out in this bill. What will the extent of

the mold training be for local municipalities? The local municipality is the best place to keep enforcement of habitability concerns.

**Will the courts' simple eviction hearings become muddied with delay tactics?** Will the court system be getting more money to hear cases? Creating a new bureaucracy costs money to implement and enforce? Will the court system be getting more money to hear cases? Will the health inspectors get more funding? What tests or companies will be considered "professional."

In closing, we urge you to utilize the amazing resources and infrastructure currently available: Maine Housing, social service agencies, Housing Commission recommendations from November 2022 (<https://legislature.maine.gov/increase-housing-opportunities-in-maine-study>), Grow Smart Maine (<https://growsmartmaine.org/>) and the established Landlord and Tenant Associations to move Maine forward.

**We urge you to oppose LD 1927.**

Board of Directors of Central Maine Apartment Owners Association, Waterville, Maine