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**Testimony in Opposition to LD 1927
("An Act to Protect Housing Quality by Enacting Mold Inspection, Notification and
Remediation Requirements")**

**J. Andrew Cashman on behalf of the Maine Association of REALTORS®
May 12, 2025**

Senator Carney, Representative Kuhn and members of the Joint Standing Committee on 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® protect private property rights, build Maine communities, and grow our state's economy. 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® opposes LD 1927. If passed, the bill would require landlords to inspect a dwelling for mold or dampness within 24 hours of a tenant's request and, within 5 days of the inspection, to demonstrate "reasonable effort" to repair the leak and remove mold or dampness.

MAR strongly advocates for safe and secure housing for all Mainers. At the same time, it is important to carefully craft legislation to achieve that goal rather than to incorporate arbitrary thresholds that will be unattainable and may have unintended consequences. For example, the bill includes the requirement of inspection within 24 hours of notice and "reasonable effort" to mitigate within 5 days. What is the basis for those time frames? How is "reasonable effort" determined? The ambiguity of these provisions would make compliance and enforcement challenging. Inspection scheduling and/or remediation would require careful coordination between the housing provider, available service provider and tenant availability. Additionally, specialized services and coordination could take longer than the proposed time frames, resulting in possible litigation and added expenses and burden for all parties involved.

We also have concerns about enforcement and the cost burden. Consideration must be given to determining the source of mold - for example, was it due to property infrastructure or was it due to living conditions and activity by the occupants? Without additional parameters, situations could arise where housing providers are being held liable for tenant negligence or intentional damages. This could result in possible litigation and lengthy cost and time burden to parties involved.



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We ask that you balance consideration of these requirements with the practicality of compliance. We request further analysis of these concerns before any new requirements can be implemented. In addition, property owners ~~also~~ need to plan for the financial impacts of compliance which will likely result in increased costs to renters to defray the costs of this proposed mandate.

We hope that you consider some of these points during your deliberation of LD 1927 in its current form. Thank you for your time and consideration.