

LD 1927: An Act to Protect Housing Quality by Enacting Mold Inspection, Notification and Remediation Requirements.

May 12, 2025

Dear members of the Joint Standing Committee on the Judiciary

My name is Tom Caron.

Resident of Portland, Maine

I have been a home/building inspector for 27 years (retired 2024). My company is Northeast Inspection Services.

I have been the owner of rental properties for 25 years. I have two buildings and two condominium apartments, totaling 9 rental units in Portland and South Portland.

I am in favor of LD 1927.

My reasons are- The danger to humans of excessive and or very toxic mold in the living environment. The need for awareness among landlords and tenants of the potential for mold intrusion and the actions necessary to avoid mold contamination in buildings and living spaces. This bill would induce owners of rental properties to be proactive in controlling issues that could become, mold issues. This obviously pertains to plumbing leaks, uncontrolled basement water intrusion, roof and siding leaks, and others.

I feel that the keys to this bill are that we become more educated on the impacts of mold, we become more proactive, and that the small number of irresponsible landlords be held responsible for their behavior.

Thank you, Tom Caron

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