



**Testimony in Opposition of LD 1927: An Act to Protect Housing Quality by Enacting
Mold Inspection, Notification and Remediation Requirements
Sara McKee Boyer, Executive Director, Rental Housing Alliance**

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Senator Carney, Representative Kuhn, and esteemed members of the Judiciary Committee, my name is Sara McKee Boyer, I am the Executive Director of the Rental Housing Alliance. We are a 700 member landlord organization that educates and advocates for Maine landlords. I am here today in opposition of LD 1927: An Act to Protect Housing Quality by Enacting Mold Inspection, Notification and Remediation Requirements.

I also speak to you today as a small housing provider who understands the importance of maintaining safe and healthy housing and the practical realities of doing so.

I urge you to oppose this bill as written, because while well-intentioned, it imposes rigid timelines and mandates that fail to account for the real-world challenges of property management in a state like Maine.

This bill would require landlords to inspect a unit within 24 hours of any report of a leak, visible mold, or dampness, and to demonstrate reasonable effort to repair and restore the area within just 5 days. While we agree that responding quickly to leaks is vital, these strict deadlines do not consider weather events, contractor availability, weekends, or the scope of the problem. In rural areas or during peak construction seasons, finding qualified professionals within 5 days can be nearly impossible. The result? Otherwise responsible landlords could face penalties for circumstances entirely outside of their control.

Additionally, this bill opens the door to increased liability and potential abuse by creating broad and enforceable mandates without clearly defining terms like "visible mold".

More broadly, I would be remiss not to mention the larger context in which this bill is being considered. At this very moment, more than a dozen anti-landlord proposals are under consideration at the State House, including: LD 1927, LD 521, LD 824, LD 847, LD 1016, LD 1036, LD 1344, LD 1534, LD 1552, LD 1723, LD 1765, and LD 1806. Each of these adds new layers of regulation, liability, and expense. Taken together, they create an unsustainable environment for Maine's small housing providers. The cumulative effect is clear: it is becoming virtually impossible for small landlords, the very people who provide much of Maine's affordable and workforce housing, to stay afloat.

Safe, well-maintained housing is a shared goal but effective solutions must be practical, clear, and collaborative. I urge you to reject this bill.

Thank you for your time and consideration. I'm happy to answer any questions.

Sara McKee-Boyer