

Testimony in SUPPORT of LD 1841

Submitted by William Howard, Licensed Real Estate Agent

May 14, 2025

Senator Grohoski, Representative Cloutier, and Members of the Taxation Committee,

My name is William Howard, and I'm a licensed real estate agent here in Maine. I'm writing today to support LD 1841 because, in my experience, selling tax-acquired properties through a real estate agent is often more trouble than it's worth.

The biggest issue is the title. Most people working with an agent expect a clean, clear title—something that can be insured and doesn't have any legal questions hanging over it. With tax-acquired properties, that's not usually the case. Buyers get frustrated when they realize the property may come with complications, and it leads to a lot of wasted time for both them and me.

In many cases, people back out once they understand what's really involved. And that puts the agent in a tough spot, too—we're trying to do our job, but the process isn't set up in a way that works well through the usual real estate channels.

That's why I support giving municipalities the option to use a sealed bid process instead. It's straightforward. Everyone knows the rules. There's no back and forth, no confusion about title issues, and no need for a long sales process. The highest bid wins, and the town can move forward.

I'm not saying using an agent never works, but in most situations I've seen, sealed bids are a better option for this kind of property. LD 1841 gives towns that flexibility, and I think that's a good move.

Thanks for your time, and I hope you'll support LD 1841.

Respectfully,

A handwritten signature in black ink, appearing to read 'William Howard', with a stylized flourish at the end.

William Howard

Licensed Real Estate Agent