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LD 2149

I am submitting testimony regarding LD 2149. I own a mobile home park in Maine and am part of a small family business that is now in its 3rd generation of owning and managing communities. As I review the changes that LD2149 makes, I wonder if any legislators have considered the effects of this bill on current community owners. The arbitrary \$50M limit on purchasers to buy communities without a ridiculously high penalty is absurd. Where did these numbers come from? Was this just randomly chosen which would be clearly irresponsible.

The problem with larger corporations buying communities is in how they raise the rent. That has already been solved with another bill that passed last year starting rent control/mediation. This bill now restricts current owners of communities in having a competitive market when they go to sell. Imagine you cannot sell your used car back to a dealership but have to only go to an individual buyer. That clearly hurts the market for selling. This bill has such a large impact on current community owners that you seem to be ignoring besides being unconstitutional. No one will want to invest in building communities in the state of Maine when you make it cumbersome to do so. Why bother with your other bills on financing to expand communities? Why expand your community if you increase the value and now a buyer is over \$50M net worth and has to pay a ridiculous fine to the state?

Addressing management of communities is what you have already done and will keep any bad actors in line. This bill and the language clarifications hurt the current owners who have been doing the right thing. Instead of tweaking this language, I ask you to revisit why you are even doing this? You are not solving any problems but rather creating future issues of decreased investment in this state as many companies already want out.

Thank you for your time