



19 Community Drive · Augusta, Maine 04330 · (207) 622-7501 · Fax: (207) 623-3590

**Testimony in Opposition to LD 2176
("An Act to Amend the Laws Governing Tenant Privacy and Landlord
Disclosures")**

**J. Andrew Cashman on behalf of the Maine Association of REALTORS®
March 11, 2026**

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, sellers and owners of residential and commercial real estate. Our membership also includes industry affiliates, such as lenders, closing agents, title agents, appraisers, building inspectors, surveyors, and others involved in the real estate industry. 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 the proposed sponsor amendment to LD 2176. While we understand the intent behind considering privacy protections, we are concerned about the practical implications of this bill. Specifically, we are concerned that the proposed language would prevent a property owner from disclosing essential tenant information as it relates to the sale of a property if the tenant does not consent.

Further limiting property owner rights creates a barrier to the due diligence process. Housing providers in Maine are operating businesses that provide essential rental housing. A buyer purchasing a multi-unit property cannot make an informed decision responsibly without verifying lease terms, payment history, and other essential information related to the business of leasing property. Private property rights encompass the ability for property owners to use their property how they choose, to include operating a business or selling said property.

Restricting this flow of information complicates the rights of property owners and may lead to delays in property transactions and increase costs associated with the transfer and use of real property. Maine needs housing of all types and creating additional barriers to providing housing will negatively impact housing supply. We urge the committee instead to focus on proposals that benefit housing affordability and availability.

For these reasons, we respectfully urge you to vote Ought Not to Pass. Thank you for your time and consideration.



REALTOR® - is a registered mark which identifies a professional in real estate who subscribes to a strict Code of Ethics as a member of the NATIONAL ASSOCIATION OF REALTORS®



EQUAL HOUSING
OPPORTUNITY