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**Testimony Neither for Nor Against LD 1488
("An Act to Expand Testing for Perfluoroalkyl and Polyfluoroalkyl Substances to Private
Drinking Water Wells")**

J. Andrew Cashman on behalf of the Maine Association of REALTORS®

April 28, 2023

Senator Baldacci, Representative Meyer and members of the Joint Standing Committee on Health and Human Services, my name is Andy Cashman. I am the Founder of Resolve Government Relations, and we represent the Maine Association of REALTORS®, a professional trade association established in 1936 with over 6,500 members statewide. REALTORS® grow Maine's economy and build Maine communities. Our members represent buyers and sellers involved in both residential and commercial real estate transactions. Our membership also includes industry affiliates, such as lenders, closing agents, title agents, appraisers, building inspectors, surveyors, etc. The Maine Association is chartered by the National Association of REALTORS® (NAR), the largest trade association in the country.

The Maine Association of REALTORS® is neither for nor against LD 1488. If passed, the bill would require property owners to test well water for the presence of not only PFAS but several other contaminants. We support the addition of perfluoroalkyl and polyfluoroalkyl substances to the list of contaminants in the Department of Health and Human Services uniform recommendations but also are mindful of costs to property owners. Mandatory testing adds expense and time to ownership and management and should be carefully considered. While we agree that the lasting impacts of PFAS and all contaminants that affect the health of Maine citizens is concerning and worthy of policy measures, we support consumer education and choice. Additional research and public resources should be made available for property owners and tenants to choose to educate themselves on the impacts of possible contaminants.

This requirement, if passed, would be a drastic change and would strain the capacity of the testing infrastructure. Currently, Maine does not have adequate resources for this level of testing capacity. According to data made available by Maine Housing from the American Community Survey (U.S. Census Bureau), in 2021, Maine had 198,258 non-owner-occupied housing units. The Maine Geological Survey has identified 145,703 private wells in Maine and some percentage of these are non-owner occupied. With these sizeable numbers, the bill as currently drafted could exponentially increase the testing required and current laboratories in our state are not equipped to service this mandated demand in a timely manner.

In conclusion, we believe that more time and analysis of current testing procedures and infrastructure are needed before any new requirements can be implemented. In addition, property owners also need to plan for the financial impacts of testing which will likely result in increased costs to tenants to defray the costs of this proposed mandate.

For these reasons, we urge you to reconsider some of the language as written LD 1488 in its current form. Thank you for your time and consideration.



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