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*Testimony of Rep. Allison Hepler presenting*  
**LD 994, An Act Regarding the Enforcement Provisions of the Law Governing  
Private Road Maintenance**  
*Before the Joint Standing Committee on Judiciary*

Good afternoon, Senator Carney, Representative Kuhn and members of the Judiciary Committee. I am Allison Hepler, and I represent the towns of Arrowsic, Georgetown, Phippsburg, West Bath and Woolwich. I am pleased to present **LD 994, An Act Regarding the Enforcement Provisions of the Law Governing Private Road Maintenance.**

In 2021, the 130<sup>th</sup> Legislature passed legislation creating a process by which people who live on private roads without any sort of maintenance agreement can share the costs of road maintenance. This specifically helped buyers seeking a mortgage on the federal secondary mortgage markets because there was no law to ensure road maintenance for those buyers. The law that passed in the 130<sup>th</sup> directed owners along private roads to contribute to road maintenance.

As a result, buyers are able to buy, sellers able to sell, lenders able to lend and real estate brokers able to assist with the efficient exchange of residential properties along private roads. Moreover, it makes a strong statement in support of those owning homes along private roads for which there is no other legal means to require neighbors to contribute to the repairs and maintenance of their road.

However, the statute does not provide meaningful guidance to those that need it the most. Aside from defining "repairs and maintenance" and saying that a legal claim for payment may be made if an owner fails to pay, current law is silent on key areas of concern to the homeowner, such as how to collect these payments.

LD 994 lays out a process by which residential property owners living along private roads can actually collect fair and equitable maintenance expenses from their neighbors, including a detailed list of needed repairs and regular maintenance costs, a reasonable time frame for payment to each landowner, and penalties for nonpayment, including civil action.

The hope is that these provisions provide a clear way to guide and encourage those who need to collect unpaid maintenance expenses and also put delinquent owners on notice about the statutory requirement to pay.

Thank you for your time and I hope to be able to answer any questions you have.