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Testimony in Opposition to LD 1145 ("An Act to Protect Residents Living in Mobile Home Parks")

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

April 1, 2025

Senator Curry, Representative Gere and members of the Joint Select Committee on Housing and Economic Development, 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 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® strongly opposes LD 1145. The bill would increase the notice requirements and mandate a right of first refusal for mobile park owners to sell their property, and the bill would increase the cost for mobile home park owners to change the use of their property by requiring an owner to pay for relocating the mobile homes in the park within a 25-mile radius.

Property owners wanting to sell their property should be able to do so under current law without additional regulations. Increasing the notice period and mandating a right of first refusal option before a purchase and sale contract can be executed will cause significant delays in real estate transactions and development.

The property owners of mobile home parks are operating Maine businesses, and this bill would place an unreasonable burden on the transfer and use of property. By increasing the notice periods and mandating a right of first refusal before a sale in addition to requiring paid relocation before a change of property use, LD 1145 unfairly targets mobile home park owners and places an undue burden on their property rights - they should not be held to a different standard than other businesses or regulated based on their property type.

As stewards of protecting private property rights, we believe that property owners should be able to use and transfer real property how they see fit, to include for investment or business use. Property owners should not be levied substantial expenses on top of the current property tax and real estate transfer tax simply because of the type of property they own. Not only would this bill delay real property transactions and increase costs associated



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with the transfer and use of real property, but it would also limit the scope of the free market to mobile home park owners wishing to change their property use or sell based solely on their property type. This puts an unrealistic burden on mobile home park owners that restricts their choice and limits their ability to manage and mitigate risk to their investment.

While we understand that the current housing market is extremely challenging, property owners should not be expected to exclusively bear the burden of subsidizing Maine's housing needs. Owners have the right to use and transfer their property at a time and manner of their choosing and permanent statutory changes in response to temporary market conditions are inappropriate.

MAR opposes laws, rules, and regulations that impose unreasonable restraints and limitations on the ownership, use, and transfer of real property. For these reasons, we respectfully urge you to vote Ought Not to Pass on LD 1145. Thank you for your time and consideration.