



James Libby, Ph.D.
Senator, District 22

THE MAINE SENATE
132nd Legislature

3 State House Station
Augusta, Maine 04333

LD 1344, "An Act to Improve the Response Time to Tenant Mold Complaints"
Joint Standing Committee on the Judiciary
Public Hearing
Monday, April 14, 2025
10:00am

Senator Carney, Representative Kuhn, and esteemed members of the Joint Standing Committee on the Judiciary:

My name is Jim Libby; I am the State Senator representing District 22, comprised of the towns of Naples, Sebago, Baldwin, and Standish in Cumberland County; Hiram and Porter in Oxford County; and Limington, Limerick, Cornish, Parsonsfield, Newfield, Acton, and Shapleigh in the County of York.

I am happy to sponsor LD 1344, "An Act to Improve the Response time to Tenant Mold Complaints."

I sponsored this bill to address concerns that a constituent of mine had regarding mold remediation in her apartment building. This building has had issues with mold for many different tenants, and she had mold issues here in the past which have been remediated. This year, after detecting symptoms of mold, she complained to her landlord. However, there was no inspection for mold.

One large concern that she had when submitting her most recent mold complaint was the suspected presence of mold in and behind the wall. She said that no one has bothered to inspect for mold there.

To remedy her concerns and to improve the health and safety of all tenants, I think we should codify a timeline to make sure that tenants across Maine can get their mold complaints addressed in a timely manner. In arriving at this timeline, I tried to balance tenant needs with the recognition of the workload that this could place on the Local Health Officer. I took the five days for a landlord to share a plan for remediation from the recommendation in the "Toolkit for Managing Mold and Moisture in Rental Properties" published by the Maine Indoor Air Quality Council. The 60 days for a post remediation inspection gives time for the remediation to be completed and would allow the health inspector to see if mold grew back quickly since the remediation took place.

In discussing my bill with the Maine Indoor Air Quality Council, they stated that they supported what I was trying to do but had some concerns about how efficacious my proposal will be. MIAC also mentioned that they helped craft language to Representative Kessler's bill which has yet to be printed. I would encourage you to hold the work sessions for these two bills on the

same day.

Today you will hear from Ashely Emery, who brought the need for this bill to my attention, and the Maine Indoor Air Quality Council. They may be able to provide some more detail into the need for this legislation and the details of mold remediation.

Thank you for your consideration I am happy to take any questions you may have.