

Blum, Alyster

From: Sherwood Properties <sherwoodpropertiesoffice@gmail.com>
Sent: Thursday, April 24, 2025 12:18 PM
To: Cmte HED
Subject: Please oppose LD 1534

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This message originates from outside the Maine Legislature.

My name is James Ernst

I've been a landlord since 1996 and have been seriously hurt by rent control in portland. It has seriously hurt property values and hurt the taxes income for the city.

It has also forced landlords to take maximum rent they can get from tenants. Where prior to rent control this was not something we were doing but now have to.

LD 1534 is not good for Maine!

Impact on Landlords and the Housing Market

Repealing state protections against no-cause evictions and enforcing rent control disproportionately harms small landlords. Without the ability to address problematic tenants, landlords may be forced to retain individuals who create unsafe or disruptive environments—putting respectful tenants at risk and exposing landlords to drawn-out, costly legal disputes. Many may choose to exit the market altogether, deepening Maine's housing crisis.

Increased Bureaucracy and Legal Confusion

Mandating annual reporting to both the Maine State Housing Authority and the Office of Community Affairs, while allowing municipalities to create their own eviction rules, adds excessive red tape. This patchwork system burdens small landlords, clogs the courts, confuses tenants, and undermines the consistency of statewide eviction law.

Discouraging Development and Depressing Property Values

Rent control laws deter much-needed housing development and reduce property values. In Portland, for example, multi-unit property values have dropped significantly due to rent stabilization policies—an alarming trend for property owners and investors.

Reduced Mobility and Market Distortion

Maine's rental market has already begun to self-correct, with longer vacancies and lower rents. Rent stabilization, however, reduces tenant turnover, limiting available housing and making it harder for new residents—especially young families and essential workers—to find homes.

Financial Strain and Shifting Tax Burdens

By lowering property values, rent stabilization reduces municipal tax revenue, pushing the burden onto single-family homeowners—including seniors and low-income families. Small landlords, already stretched thin, are particularly vulnerable to rent caps and rising maintenance costs.

Thank you

James

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