

**Blum, Alyster**

**From:** Kevin Peary <kapselectrical.bangor@gmail.com>  
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**To:** Cmte HED  
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**This message originates from outside the Maine Legislature.**

I am writing my opposition to the bill. I am not a landlord. I do own my own place. However as a business owner the CAPPING of pricing on anything has never worked in the past, it always ends up causing problems on the other side. Usually in the forms of safety marginalization, repairs being put off, upgrades all at the cost to the tenant. My own business if I don't have the unfettered option to move pricing in both directions it is as the detriment of paying bills. Controlling through a system that allows for different rules, a cumbersome process (as I'm sure it will be with government people in the way) is not the way to go. Just look at the problems Portland has now!

I would think about working on the housing side by assisting the people rather than standing in the way with ordinances, and attitudes. I see it all the time in my line of work as an electrician. A builder wants to improve a property by cleaning out all of the interior, and wants to add another unit (legally, mind you). Only to be told your area is not zoned correctly, but a building in the same area, sometimes across the street, already has the same number of units or more! Or we want you to sprinkle the building with a fire suppression system. Albeit not a bad idea when it comes to protecting the community and future taxes, however without assistance one cannot recoup the cost of that addition ever in their lifetime on the building! These are just a couple issues where changes could be made to actually improve the housing market.

Respectfully  
Kevin Peary  
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