

Blum, Alyster

From: Brittney Barr <brittneybarr07@gmail.com>
Sent: Friday, April 18, 2025 11:53 AM
To: Cmte HED
Subject: Please oppose LD 1534

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Hi There,

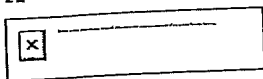
I'm Brittney Barr, a current Maine resident and landlord. I'm a born and raised Mainer. I've created a great life here, and I owe most of that success to real estate. I was not raised on much, but I've built a great life. My dreams would not have been achievable if not for real estate. I've been a renter as well and I've had great relationships with landlords and communities within them. This bill would restrict and quite frankly kill those real estate dreams for others. This bill does not help tenants or landlords. I'm a small landlord, and I take care of my tenants. I also run a small property management company that respects our tenants, and I can genuinely say they are happy with our rentals and how well we take care of them. We care about our tenants, our businesses, and our properties. L

These laws discourage new housing development, which Maine desperately needs, and reduces property values. In rent-controlled Portland, multi-unit property values have significantly declined as a direct result of rent stabilization.

Maine's rental market has already stabilized organically, with many landlords reporting longer vacancy periods and reducing rents to stay competitive. However, rent stabilization discourages tenant turnover, limiting housing availability and making it harder for newcomers - especially young families and Maine's workforce - to find a place to live.

Rent stabilization lowers property values, reducing property tax revenue and shifting the burden to single-family homeowners, including the elderly and struggling families. It also disproportionately harms small landlords, who often lack the financial cushion to absorb mandated rent caps and rising costs. Quite frankly, these bills to control the rental market are just wrong and take away our rights as citizens.

Thank you for your time,
Brittney



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