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**Testimony in Opposition to  
LD 1765 (“An Act to Ensure Affordability and Stability in Housing for Mobile Home Park Residents”) and  
LD 1723 (“An Act to Amend the Laws Governing Manufactured Housing Communities to Prevent Excessive Rent and Fees Increases”)**

**J. Andrew Cashman on behalf of the Maine Association of REALTORS®  
May 2, 2025**

Senator Curry, Representative Gere and members of the Joint Standing 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® opposes LD 1765 and LD 1723. The bills would limit a mobile home park owner's ability to manage their own property and business and would place additional regulations on the private sector's ability to provide housing in our state.

Property owners who operate mobile home parks are operating Maine businesses. They provide location and infrastructure for housing, and residents pay a monthly fee to keep their personal property on the leased land and to utilize the park's services. Like all property owners, mobile home park owners have increasing expenses, ongoing repair needs, and infrastructure upgrade costs that are necessary to support the housing units in parks. Maintenance could be delayed if the expenses are not financially viable because of these regulations. The regulations proposed in LD 1765 and LD 1723 would unreasonably impose restrictions unparalleled to other businesses in our state.

Housing needs are best met through private investment, and regulating the use of private property is not a practical approach to addressing Maine's housing needs. MAR advocates for the adoption of policies that encourage housing and economic development and availability of all housing types. These bills would not only hinder the availability of manufactured homes but would also have a negative impact on Maine's limited housing supply should property owners choose to use their properties in other ways due to the restrictive parameters proposed in LD 1765 and LD 1723.

MAR opposes rent control and feels that statewide rental restrictions are an unnecessary burden to our state's housing providers, especially at a time of historically low inventory. The impacts



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of rent control policy are seen across the country, to include some Maine cities. It disincentivizes mobility in the market, causing residents and tenants to remain in place, which ultimately limits housing availability. This poses challenges for younger families and our workforce to find places to live. Rent stabilization policy also negatively impacts property tax revenue and disproportionately shifts the tax burden to single-family homeowners, driving up the cost of housing and making ownership more challenging. Rent control is a barrier to the natural ebb and flow of the housing market and to the economy overall.

MAR supports initiatives that serve to increase the availability and affordability of housing through the private sector, not deter housing providers, restrict rights and cause additional undue harm to housing in our state. For these reasons, we respectfully urge you to vote Ought Not to Pass on LD 1765 and LD 1723. Thank you for your time and consideration.