

Testimony of Patrick Woodcock
Before the Joint Standing Committees on Housing and Economic Development
In Opposition to LD 1806
“An Act to Create a Residential Rental Unit Registry”
May 6th, 2025

Senator Curry, Representative Gere, and members of Joint Standing Committee on Housing and Economic Development, my name is Patrick Woodcock. I am here on behalf of the Maine State Chamber of Commerce, representing a network of 5,000+ small to large businesses. Thank you for the opportunity to provide testimony on L.D. 1806, “An Act to Create a Residential Rental Unit Registry.” The Chamber is opposed to the legislation and believes it would take the state backwards in expanding quality rental properties and ultimately addressing housing affordability.

The legislation would require a statewide registry for rental properties and preclude property owners from evicting a tenant for non-payment less than 120 days for rental delinquencies. Specifically, property owners would be required to submit annual registration to the Secretary of State and provide a registration fee for owners of more than 10 units. Failure to submit the registration would result in a fine.

While the Chamber supports the intention of additional transparency the costs of this legislation is significant and would further disincentivize property owners to list units for rent. Specifically, the costs to implement this program from the Secretary of State’s office, the time and effort from rental property owners would be significant. In addition, we believe there should be business discretion on eviction of a property for non-payment.

Ultimately, we believe that it is imperative that Maine move forward with a pro-housing agenda to improve the ability to construct homes for Mainers. The legislation before you today is a significant distraction from the only means to truly address Maine’s housing crisis and that is through addressing regulatory barriers to expand housing production.

Thank you for consideration of these comments and we would welcome any questions.