

Blum, Alyster

From: Roadrunner <jselwood@roadrunner.com>
Sent: Monday, May 5, 2025 10:20 PM
To: Cmte HED
Subject: LD 1806

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This message originates from outside the Maine Legislature.

To the Housing Committee,

My name is Joel Selwood and I live in Winslow. I am writing to express my concerns with LD 1806. I own one duplex in Winslow, each apartment with one bedroom. The proposed legislation is just another example of piling on laws and regulations that make it virtually impossible for us small landlords to continue to own and rent apartments. Us small landlords don't have the resources to ensure we don't fall afoul of the law which with the provisions of this law would hamper the ability to resolve nonpayment of rent or other instances. I keep two decent apartments with fair or below market rent. As you know, housing is a serious problem in Central Maine and elsewhere, but adding these burdensome laws and regulations will add to my costs thereby resulting in needing to increase my rent. I have been thinking of selling my building as the rental requirements continue to increase and it is becoming too difficult to be worth my time, effort, and the growing financial and legal risks. Those who could start out home ownership as I did by buying a duplex will not choose this option as it becomes increasingly unattractive or impossible. Please vote this proposal down as it does nothing to help solve the housing crisis, rather it makes it likely only the largest landlords will remain in the housing market.

Thank you for your time,

Joel Selwood
1185 Augusta Road
Winslow, ME 04901