

Blum, Alyster

From: lara gordon <lara_gordon@yahoo.com>
Sent: Monday, May 5, 2025 4:14 PM
To: Cmte HED
Subject: Vote NO on LD 1806

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This message originates from outside the Maine Legislature.

Dear Honorable Members of the Housing Committee,

PLEASE VOTE NO ON LD 1806: An Act to Create a Residential Rental Unit Registry

I own a 2-unit building in which I occupy one unit. I was a renter for 33 years until I purchased my building in 2022. I work 40-50 hours per week in an hourly job supporting people with disabilities, which is completely unrelated to my landlord responsibilities. I manage my building myself, hire no property management company, and have no law degree. I have limited time and energy. Writing advocacy letters is difficult and time consuming. Testifying in August is not logistically or financially reasonable for me.

I Purchased my building in 2022. Will I be able to stay in the rental business?

I was hesitant to purchase my 2-unit building due to increasing threats of rent control and increased landlord demands, but I took the risk. I am even more overwhelmed and concerned about liabilities than I was at the time of my purchase.

LD 1806 Stops Creative, Small-Scale Solutions to Addressing the Housing Crisis

I am not rich. I have been significantly concerned about housing security for decades. I have considered several options to increase my housing security. It is getting ridiculously more difficult to keep up with my requirements as a landlord and is fraught with increasing liability. I am only a regular person trying to live. Many people renting out living spaces to others are normal people trying to live and trying to help others, including people who own homes and have a room to rent, those subletting rooms in a rented apartment, owner/occupiers of multi-units etc. This bill would ultimately punish private individuals and small landlords for trying to help themselves and others. Please do not make the housing crisis more difficult. Please do not make it harder for me and other private individuals to help ourselves and those in need.

Imprecise Meaning and Imprecise Intent of this bill should disqualify LD 1806 consideration of passage. This is not a joke. Landlords, especially Small Landlords, disproportionately punitively affected.

1. Who is Required to Register? With a registry established, entities covered can be expanded easily.

Landlords with 4 or fewer rental units?

"Large" landlords?

People with in-law apartments?

People renting an apartment who have a room to rent or sublet?

People considering renting a room to an in-home residential support, medical or otherwise?

Private individuals who happen to have several rooms in their home that are not being used by family and are not being rented?

A person who buys a home which currently has several rooms rented but who wants to change the home to a single-family home?

A person inviting a person to live in their home with them but not charging rent?

Short-term rentals?

2. For What Purposes Will the Registry be used in the Future? With a registry is established, covered areas can be expanded easily.

What if a landlord buys a building in need of repair, needs time to refurbish to livable level? Will they be fined or held responsible for non-rental? If there is an overlay of rent control, will the landlord be held to the former levels or rent even after a huge investment on improvements? If on a registry, how does that even work?

Will landlords be fined if 1 units or rooms are not filled?

Will renters of 3-bedroom apartments be fined if they have a bedroom vacant? Will people with 5-bedroom homes be fined if they do not fill a certain percentage of rooms?

Will a person with an in-law apartment created for a future elder in need of housing be forced to rent this unit out if not used for such a rental? How far will this go? If such rental was rented out and an elder that the in-law apartment was built for has an emergent need, would these laws include that family?

Registration will make it infinitely easier to regulate landlords when rent control and any other legislation gets passed.

Registration will also possibly make landlords, especially landlords, a target for further regulation and enforcement.

Will landlords or others be required to rent or get fined?

Small landlords and private individuals stand to lose the most.

LD 1806 Residential Rental Unit Registry Creates Confusion and Bureaucratic Hurdles. Will small landlords get free legal assistance?

Landlords already must follow fair housing laws and have incredible amounts of technical paperwork and procedural bars to meet if evicting a tenant becomes necessary. I am not confident I could meet the current legal requirements if I was in a situation where I needed to evict. Tenants have Pine Tree Legal and possibly other subsidized legal options for advocating for them through these paperwork and legal processes. I, as a landlord, do not. How does this law interact with those already on the books? How do I even keep up with all these law proposals that will determine my ability to legally manage my property? I have one rental unit subsidizing a meager wage-based income. I will be out of the business with any issue.

Registries do not Solve Bad Behavior or Equate to Accountability. How will this be enforced?

Information on rentals is already collected through tax rolls, code enforcement and business licensing. Additional requirements are confusing and landlords who currently operate negligently are the ones who are less likely to register, thus disproportionately punishing good actors. There is no evidence that rental unit registry improves housing quality. The laws and rules are only as good as they are enforced.

How does LD 1806 Affects other Maine Rental Regulations? Does Anyone Know?

I have a lease that was legal when I started as a landlord. I do not know how LD 1806 would affect my lease, and I do not have money or time to hire a lawyer again. This places an undue burden on small landlords, pushing many to leave the rental market, and creates chaos for courts, lawyers, and tenants accustomed to consistent state eviction laws.

I am highly motivated to address the housing crisis. Please contact me about this and any other related topics. Thank you for your service, time, and consideration.

Lara Jo Gordon

1043 Stillwater Ave, Apt 1
Old Town, Maine 04468
207-942-3977
lara_gordon@yahoo.com

Landlord responsibilities/tasks since owning my 2-unit:

(These are in addition to my full-time job. Any additional rules, regulations, barriers to managing my rental property are real burdens.)

I hired a lawyer to review the lease and application I created to ensure it complied with state and federal law;

Learned and am keeping up with rental law, code requirements, insurances;

Paying extra for insurances, including liability insurance;

Advertising, interviewing, vetting rental applicants;

Managing tenant communications, books, and building finances;

Maintenance and repair, most of which I have never done before, so learning and executing takes time;

Made \$12,000+ in capital improvements and have more planned;

Having property surveyed;

Creating and maintaining relationships with tenants, town officials, contractors, neighbors, and service providers;

Negotiating with Maine DOT and other contractors to not lose my whole front yard due to eminent domain (this year only, hopefully);

Attending professional meetings;

Writing advocacy letters to representatives to ensure I can stay in the long-term rental business.