

Blum, Alyster

From: Steve Whittier <stevewhittier@eastendcorp.com>
Sent: Monday, May 5, 2025 3:25 PM
To: Cmte HED
Cc: Bennett, Richard; Gere, Traci; Collamore, Amanda; Walker, Mark; Curry, Chip
Subject: Please oppose LD 1806

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This message originates from outside the Maine Legislature.

To the Senate and House committees,

My name is Steve Whittier, I live in Falmouth and have been an owner of residential rental property since 1987. I have been doing it professionally, as an owner/operator, since 1993. This bill will kill the small operators like me. It will allow the big companies to own the market. I would like to think I might pass my company down to my kids, like Mr. Baldacci's family did, but laws like these would make it impossible for a small operator like me to get started, let alone, survive and pass it on. As it is, the rules that the city of Portland instituted have caused me to leave the residential market almost entirely. These rules would definitely make me leave it totally for good.

I worked 70 to 90 hours a week on a regular basis to make my company. If I had to deal with all the paperwork this bill, along with Portland's morass of paperwork, I would've had to hire someone, almost full time, to do it. This means my rental rates would've been more expensive and I would not have been able to offer my apartments to a large part of the population because my rates would not have been affordable to them.

Some of these rules look like you are automatically assuming all tenants are good and all landlords are bad and that we must assume that every landlord is a scum bag, slumlord. Over 30+ years I have gone to court a few times and I have never lost, that's because I tried my best to work with tenants when they were in tough situations. I usually only went to court when the tenants did not want to work with me and we're out to get something for nothing. I have seen this attitude becoming more prevalent in today's market. Unfortunately, this bill looks like it'll promote some people to take that attitude.

My experience has shown me that a large majority of all landlords, big and small, are good and this is just totally unnecessary regulation for the few that aren't.

Over the years, I've been able to work with people that larger companies and nonprofits would not work with. They have such tight regulations that there are a lot of people that don't fit in them. I did my best to try and accommodate these people that did not work for the large landlords, sometimes with success, sometimes with failure.

As I said, in the beginning, I would like to pass my company onto my daughter or my son or both of them, but unfortunately, with the way the residential market rules and regulations are unnecessarily burdening small companies and this state is trending, I'm not sure either one will stay in the state to live, let alone to run the company.

Please stop the over regulation of businesses in Maine.

Thank you for your time.

Sincerely,

Steve Whittier

Sent from my iPhone