

Blum, Alyster

From: Ara Kemezys <ara.kemezys@yahoo.com>
Sent: Monday, May 5, 2025 12:20 PM
To: Cmte HED
Subject: Please Oppose LD 1806

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Dear Members of the Housing Committee

My name is Ara Kemezys and I am a landlord in the State of Maine asking the members of the Housing Committee to oppose LD 1806 "An act to create a residential rental unit registry". This bill will create extra paperwork and possible legal complications regarding evictions if passed into law. Our rental units are already accounted for and reported when we file our taxes every year. In some towns we are already burdened with business licensing and application fees for each of our rental units, my town of Old Orchard Beach is one of those towns and that process has made our rents higher than what they would otherwise be.

The other concerning part of this bill is where a landlord who is not in compliance with the registry would have their eviction rights for non-payment suspended for 120 days. The rules and regulations in our business are constantly changing, as a small landlord I do my best to keep up with the rules, but we are all human and mistakes can be made and I don't think a landlord should have their eviction rights held hostage. The fines proposed in this bill are simply outrageous at three times the rent amount charged. The housing and rental prices have risen greatly in the past few years, adding more regulations with stiff fines for non-compliance is not the answer to the affordability issues.

There needs to be more incentives for investment in rental housing in this state, one way of doing this would be to decrease/streamline regulations for housing providers. This bill LD 1806 fails to make our housing more affordable and just complicates the rental process, this is why I am asking the committee to Vote Ought Not To Pass on this bill.

Thank You