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**From:** info.brownhouseproperties.com <info@brownhouseproperties.com>  
**Sent:** Monday, May 5, 2025 12:17 PM  
**To:** Cmte HED  
**Subject:** Oppose LD 1806 – A Statewide Rental Registry That Misses the Mark

**Follow Up Flag:** Follow up  
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**This message originates from outside the Maine Legislature.**

Dear Honorable Members of the Joint Standing Committee on Housing,

My name is **Sadie Brooks**, and I manage properties throughout Central Maine, including **Waterville, Canaan, China, Clinton, Benton, Vassalboro, Winslow, Skowhegan, Belgrade**, and several surrounding communities. I proudly serve as the Administrative Assistant for **Brown House Properties**, and I'm writing to urge you to **vote NO on LD 1806 (HP 1207)**.

While I understand the intention behind a statewide rental registry, this bill goes about it all wrong. It **unfairly punishes responsible landlords** like myself and others who are already doing things *by the book*, while the ones you actually need to worry about will continue to fly under the radar.

This bill **ties critical legal rights, like evictions for nonpayment, to paperwork compliance**, creating massive legal loopholes that can be easily missed even by the most *diligent* housing providers. A \$3,000+ penalty for serving a notice a day too early? That's not regulation. ***That's a trap.***

We already provide most of this information through **tax rolls, code enforcement, and business licensing**. Adding another state-administered registry just clogs the pipeline with **more bureaucracy**, without delivering better outcomes for tenants. Trust me, paper doesn't fix bad behavior, accountability and enforcement do.

Let's be real: **costs tied to this registry will land squarely on the backs of tenants**. When you increase compliance burdens and delay rent recovery, you raise costs across the board. That doesn't help the affordability crisis, it makes it worse.

**Small-town landlords are NOT big corporations**. Quite the opposite, we're hands-on, community-rooted folks providing essential housing. LD 1806 risks driving us out, leaving room for large outside investors to swoop in and treat our towns like a portfolio instead of a place to call home.

Please, **oppose LD 1806** and focus instead on enforcing the strong housing laws Maine already has in place. This bill does more harm than good and does nothing to move us forward.

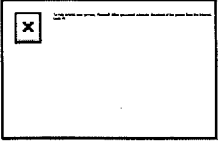
Thank you so much for your time and for listening to the people that this bill would truly impact.

Warm regards,

**Sadie Brooks**

*Sadie B.*

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Central Maine Area – Waterville, Canaan, China, Clinton, Benton, Vassalboro, Winslow, Skowhegan, Belgrade