

Blum, Alyster

From: Roger Buck <rcbuck9@gmail.com>
Sent: Monday, May 5, 2025 12:13 PM
To: Cmte HED
Subject: Please oppose LD 1806

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This message originates from outside the Maine Legislature.

LD 1806 will require landlords to register their units with the state. I already have to register my units with the City of Portland, and pay a registration fee for every unit. This is one more paperwork burden, especially for small landlords. Although they may only have one rental unit, they must keep up with complex legal and paperwork requirements which become more burdensome every year.

I can't see anything positive that this registry might accomplish. It will increase costs, which of course will be passed on to tenants. It will help exacerbate the shortage and unaffordability of housing.

It will have one benefit for a few lucky tenants. If they find that their landlord overlooked the registration requirement, they can just stop paying rent. When the landlord gets them into court, usually in the second month of rent free living, they can use non-registration as their defense, and this law will guarantee them four more months of living rent free! What a great deal! And what a disaster for tenants who do pay their rent.

-Roger Buck
Portland, Maine