

Blum, Alyster

From: b.lewis@canoecreekrentals.com
Sent: Monday, May 5, 2025 9:26 AM
To: Cmte HED
Subject: Please Oppose LD 1806 - Harmful for Small Landlords and Unnecessary

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This message originates from outside the Maine Legislature.

Dear Members of the Housing Committee,

My name is Bryan Lewis and I am a small landlord in the Bangor/Brewer area, providing well-maintained housing to Maine families. I am writing to urge you to oppose **LD 1806**, the proposed statewide rental registry.

As a responsible housing provider, I already comply with a growing list of regulations at the local, state, and federal levels. I ensure my units are safe, up to code, and habitable—and I do so without the infrastructure or resources of a large corporation. Bills like LD 1806 unfairly punish small, compliant landlords like me by piling on redundant paperwork, new fees, and steep penalties for simple technical errors.

LD 1806 doesn't solve the real problem. The bad actors this bill aims to target are unlikely to register in the first place. Meanwhile, landlords like myself who play by the rules face new risks: losing our ability to address nonpayment, navigating vague compliance rules, and potentially incurring massive fines simply for missing a filing.

This bill also ignores the fact that much of the registry data already exists through tax assessments and local code enforcement. Instead of investing in better enforcement of *existing* laws, LD 1806 creates another bureaucratic layer that diverts time and money away from improving or maintaining rental properties.

Ultimately, these burdens fall hardest on small landlords. Many of us are local residents—not corporate investors—trying to provide clean, affordable housing in our communities. But with each new mandate, the incentive to stay in this business erodes. If the goal is more housing, not less, this bill moves us in the wrong direction.

Please vote **NO on LD 1806** and consider real solutions that target problem landlords without pushing the good ones out.

Thank you for your time and consideration.

Sincerely,

Bryan Lewis
Bangor, Maine