

Blum, Alyster

From: Rhonda Rackspace <rhonda@markwhiteinc.com>
Sent: Monday, May 5, 2025 7:16 AM
To: Cmte HED
Subject: 100% DISAPPROVE of LD 1806

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This message originates from outside the Maine Legislature.

Hi,

Seems I have to write an email every week and this is making me very upset. Who on earth is dreaming all this stuff up? What is their motivation? As the owner of one 4-unit for almost 26 years all of these new regulations feels abusive to me as I seemingly have to repeat over and over. Do you really want good landlords who take good care of their tenants and buildings selling out? New investors want to (as they should it is a business and not a charity) make money and will have to scrimp as buildings are a lot more expensive now.

I 100% agree with talking points below.

Thank you for listening.

Rhonda White
South Portland

Talking Points on LD 1806: An Act to Create a Statewide Rental Registry

- **Weaponizing Technicalities** - Tying basic legal rights - like access to eviction proceedings - to compliance with rental registries creates dangerous loopholes that can be exploited. A missed filing or an unnoticed change in the law shouldn't strip property owners of due process.
- **Punishing Good Landlords Doesn't Solve Bad Behavior** - Rental registries often target responsible landlords with new fees, paperwork, and penalties—while doing little to address truly negligent actors who already operate outside the system.
- **Duplicative and Bureaucratic** - Information required in rental registries is already collected through tax rolls, code enforcement, and/or business licensing. A separate registry adds redundant bureaucracy without delivering better housing outcomes.
- **Registration Does Not Equate to Accountability** - There's no evidence that forcing landlords to register improves housing quality. Bad actors don't follow the rules to begin with - those who comply are already the ones maintaining safe, habitable units.
- **Disproportionately Burdens Small Landlords** - Mom-and-pop landlords are already navigating an increasingly complex legal landscape. New registration requirements risk pushing them out of the market, leading to further consolidation by large corporate investors.

- **Legal Inconsistencies and State Confusion** - Even the Maine Attorney General's model lease hasn't been updated to reflect recent legal changes. If the state can't keep up with its own requirements, how are landlords expected to stay compliant?
- **Costs Are Passed to Tenants** - The administrative costs and fines associated with rental registries often result in higher rents for tenants, further worsening the housing affordability crisis.
- **Focus on Enforcement, Not Paperwork** - We should invest in enforcing existing housing and safety laws - not creating another layer of regulation that burdens compliant landlords and fails to deter bad ones.