

Blum, Alyster

From: Info <info@generalpropertiesllc.com>
Sent: Sunday, May 4, 2025 4:43 PM
To: Cmte HED
Subject: Please Oppose LD 1806

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This message originates from outside the Maine Legislature.

Honorable Committee Members

My name is John McNaughton and I live in Hallowell.

I have owned rental properties since 1999 and have spent many years updating and renovating the properties that we have purchased to offer safe and clean spaces for tenants to live in and enjoy. I and those that I work with love what we do and have great relationships with our tenants occupying 81 units in the capital area.

Passage of LD 1806 would be disastrous!

A rental registry is a slippery slope with many unintended consequences. It is punitive in nature and will be the final straw that encourages many smaller owners to liquidate causing property values to decline. This opens the door for larger out of state conglomerates to acquire and we all know the downside to absentee rental property ownership. Instead of considering blanket legislation that hurts all property owners, there should be a concentrated effort to enforce current laws that already exist for those that are negligent in maintaining their property.

The information collected by a rental registry is already available through local tax rolls. If the excuse is that out of state LLCs often shield ownership, a simple solution would be to require owner information when establishing the LLC in the state of Maine in the first place and allow that information to be included on the property tax cards of the local municipalities.

Again, the time spent on this could be better spent enforcing existing rules and regulations towards bad actors as well as focusing on reducing or eliminating barriers to entrance in building new housing units and adding to the housing supply which will naturally boost competition. Competition improves property quality and reduces rental rates. Win Win.

Please Oppose LD 1806!

Sincerely,
John McNaughton

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