

Blum, Alyster

From: Jennifer Price <jenprice00@gmail.com>
Sent: Sunday, May 4, 2025 2:55 PM
To: Cmte HED
Cc: Lincoln Price
Subject: Please Oppose LD 1806

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This message originates from outside the Maine Legislature.

Good afternoon

My name is Jennifer Price. My husband, Lincoln Price, and I own 2 rental properties, 1 in Portland and 1 in South Portland.

We strongly oppose LD 1806 as it duplicates many of the requirements by the Cities and puts further burden on us as small landlords. We are finding it difficult to navigate continuously changing legislation.

We pride ourselves as being good landlords and have great relationships with our tenants. The increasing legislation in the rental market is pushing small landlords out of the market in favor of larger corporations that are better equipped to handle the changing regulations. This does not benefit the Maine housing market. Additional administrative costs and fines will eventually have to be passed on to tenants in the form of higher rents which will further worsen housing affordability.

We have serious concerns about being able to evict tenants for non-payment of rent. We are also concerned about fines imposed on landlords who may mis-file or mis-register. It's very difficult for small landlords to continuously keep up to date with changing legislation. The legislation is often confusing and good landlords should not be punished for innocent mistakes. Bad landlords are usually able to find loopholes and there's no evidence that increased legislation and registration leads to better outcomes for tenants. The focus should be on penalizing bad landlords that do not have tenants' rights and safety in mind.

Much of the information sought by LD 1806 is already collected by the Cities so increasing our burden does not improve the housing market. The Maine Attorney General's model lease still hasn't been updated to reflect recent legal changes. If the State can't keep up with the changing legal landscape, it is extremely difficult for landlords to stay compliant. Instead of more paperwork and the costs to the State and Cities to administer and police this paperwork, resources should be directed to enforcing existing housing and safety laws that will benefit tenants.

Please strongly consider our objection to LD 1806.

Regards
Jennifer Price