

Blum, Alyster

From: CHRISTINE TURNER <christineturner47@msn.com>
Sent: Sunday, May 4, 2025 9:44 AM
To: Cmte HED; Julia, Cassie; Curry, Chip
Cc: picardapril74@gmail.com
Subject: Subject: Please Oppose LD 1806 – Statewide Rental Registry

Importance: High

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This message originates from outside the Maine Legislature.

Dear Members of the Housing Committee,

My name is Christine Picard, and I'm a small landlord in Waterville, Maine. I own and manage a few rental units—not a big business, just local housing I work hard to maintain.

I'm writing to strongly **oppose LD 1806**, which would create a statewide rental registry and tie basic landlord rights to whether or not a unit is registered. This bill puts a heavy burden on **small landlords like me**, while doing little to stop the bad actors it claims to target.

Here are my main concerns:

- **One missed step, big consequences** – If I forget to register or don't know about a new rule, I could lose the ability to collect rent or even face huge fines. That's a harsh penalty for a technical mistake.
- **Hurts the good ones, not the bad ones** – Landlords who already ignore the rules won't follow this law either. People like me—trying to do the right thing—are the ones who get stuck with more red tape.
- **Redundant and unnecessary** – Municipalities and state agencies already collect housing data through **tax rolls, code enforcement, and business licenses**. A separate rental registry just adds **duplicate bureaucracy** without solving any real problems.
- **No proof it works** – There's **no evidence** that a statewide registry improves housing quality. Registries don't fix substandard housing—they just create more compliance hoops for landlords who are already following the rules.
- **Costs will go up** – New fees, fines, and paperwork mean I'll have to raise rent just to keep up. That hurts tenants too.
- **Pushes out small landlords** – The more complicated this gets, the harder it is for small, local landlords to stay in the business. That means fewer affordable housing options and more big investors taking over.

- **Enforce what we have** – Instead of adding new laws, let's **enforce the strong housing and safety laws already on the books**, or better yet, create **grants and investment opportunities** for small landlords who want to improve their properties **by choice**—with the state's help—not through mandates and fines. That's the best way to protect tenants while also supporting responsible landlords.
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I urge you to **reject LD 1806** and instead pursue real, effective solutions that support safe housing without punishing those providing it.

Thank you for your time and consideration.

Sincerely,
Christine Picard
Waterville, Maine
904Rentalproperties@gmail.com