

Blum, Alyster

From: Stephen Dee <steve@bedrockpropertiesmaine.com>
Sent: Saturday, May 3, 2025 1:51 PM
To: Cmte HED
Subject: Please oppose LD 1806

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This message originates from outside the Maine Legislature.

Dear Members of the Housing Committee,

I'm writing to express my strong opposition to LD 1806, the proposed bill to create a statewide residential rental registry.

As a small property owner who takes pride in maintaining safe, quality housing, I am deeply concerned about the unnecessary burden this bill places on responsible landlords—especially when the proposed registry does nothing to address the root causes of bad housing conditions or bad actors in the industry.

Let's be honest: LD 1806 is not about improving housing quality. It's about punishing landlords for paperwork. Tying a landlord's ability to collect rent or pursue an eviction to a registry filing is not just excessive—it's dangerous. It creates a situation where simple filing errors or overlooked rule changes could strip property owners of basic legal rights. That's not accountability—that's entrapment.

Recently, I participated in a housing workshop in Brunswick, where landlords, tenants, and town officials came together to improve our local rental registry. We had open and productive conversations. The result was a set of thoughtful amendments to a registry that had already existed on the town's books for years. What we ended up with was a local policy that, while not perfect, had broad support and made sense for our community.

But now, less than a year later, I'm being asked to comply with **another** registry—this time at the state level, with **additional fees and consequences**. I'm all for the greater good, but this is not how we get there. This kind of top-down legislation only hurts small landlords who are trying to do the right thing. It creates more administrative work, legal exposure, and financial pressure—and eventually, it pushes us out. If you continue down this path, you'll be left with large corporate landlords who don't live in Maine and don't care about our towns, our tenants, or our values.

The state should support local efforts—not override them. I urge you to leave the registration of rental units to the municipalities that know their communities best and are already doing the work to balance accountability with fairness.

The state already collects a mountain of data through tax records, business registrations, and code enforcement systems. Duplicating all of that under a new registry isn't about public safety—it's just more red tape. And we all know the landlords who truly neglect their properties or abuse tenants aren't the ones lining up to fill out government forms. This bill does nothing to stop them.

If the state is serious about improving housing conditions, it should invest in enforcing the laws we already have—not layering on more regulation and hoping that somehow solves the problem.

I urge you to reject LD 1806 and instead focus on targeted, effective enforcement of existing standards that hold negligent landlords accountable—without penalizing those of us who are already doing things the right way.

Sincerely,
Stephen Dee

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Stephen Dee
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