

**Blum, Alyster**

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**From:** n.insanally@twc.com  
**Sent:** Tuesday, May 6, 2025 9:35 AM  
**To:** Cmte HED  
**Subject:** PLEASE OPPOSE LD1806

**This message originates from outside the Maine Legislature.**

To: HOUSING COMMITTEE

I am a small landlord in Maine and have been striving for over two decades to provide quality long-term housing to local people in Portland, South Berwick and Kittery. This endeavor is becoming harder and more time-consuming as the years pass because of the many legislative actions intended to improve the housing market that unfortunately have brutal unintended consequences and often worsen the situation for both housing providers and tenants. I take my work seriously and try to keep informed as best I can. Yet, I feel I am spending hours each week writing these letters in protest to some new ill-conceived bill intended to help the housing market by increasingly burdening landlords.

LD 1806 is just another of these well-intended but severely ill-advised efforts. LD 1806 will place yet another onerous burden on landlords with its establishment of a statewide rental registry. My rental units in Portland are already registered with the city every year. The fees collected on each and every unit, each and every year were intended to create a housing fund to benefit tenants. I had hoped that these funds could also help struggling local landlords who need to update older housing stock perhaps by even by providing low-interest loans, but as yet I have seen no help to either tenants or landlords from the funds. In contrast, my rental properties in Kittery and South Berwick are equally well maintained, housing long-term tenants, without the undue stress and worry of unintentionally missing some new requirement or piece of legislation tied to registration.

As a landlord who tries to maintain the best relations with her tenants, I am tired of the continuing efforts to paint all landlords as greedy, deceptive ill-doers and all tenants as innocent victims. This is simply not the case. While there are certainly bad landlords out there who will not be deterred by such legislation, it is wrong to continuously burden responsible landlords with more requirements. There are also bad tenants who endanger other tenants and property. Landlords should not be further stripped of their ability to keep their tenants and property safe. This does not improve the housing market but only makes tenant-landlord relations more adversarial. Smaller landlords are already stretched to the limits with the burdens of ownership, which are growing ever larger with rent control measures and unnecessary legislation. This situation is forcing many local landlords to sell, often to large out-of-state developers, whose greatest goal is financial gain. Is that really what we want for Maine tenants and landlords?

LD 1806 by requiring a statewide registry would add yet another bureaucratic layer to the rental process and greater expenses to rental operations, duplicating work and creating legal inconsistencies and confusion. LD 1806 also enables the weaponization of technicalities that could deny landlords legal protections and rights.

PLEASE OPPOSE LD 1806

Thank you,

Nicole Insanally  
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South Berwick, ME