



Janet T. Mills  
Governor

STATE OF MAINE  
DEPARTMENT OF PROFESSIONAL &  
FINANCIAL REGULATION BUREAU OF CONSUMER  
CREDIT PROTECTION

Linda Conti  
Superintendent



Joan F. Cohen  
Commissioner

**Testimony of Linda Conti  
Superintendent  
Bureau of Consumer Credit Protection  
Department of Professional and Financial Regulations  
Neither for nor Against LD 1901**

**“An Act to Regulate Shared Appreciation Agreements Relating to  
Residential Property”**

**Before the Committee on Health Coverage, Insurance and Financial  
Services**

**Wednesday May 14, 2025**

Senator Bailey, Representative Mathieson and Members of the Committee on Health Coverage, Insurance and Financial Services, I am Linda Conti and I serve as the Superintendent of the Bureau of Consumer Credit Protection (BCCP).

Shared appreciation Agreements, or SAMs are being used as a mechanism to provide cash to consumers in exchange for a share of their home equity. While we have not seen this practice in Maine yet, we are aware that it is happening in some parts of the country. At their worst, these agreements are being used to unfairly strip home equity value from consumers. This bill is a strong consumer protection bill, that effectively bars the practice.

While we like aspects of this bill, it is not strictly limited to home equity loans. We have seen programs that effectively use equity sharing to allow first time home buyers to get a loan and to allow those in foreclosure to get a loan

Office Location: 76 Northern Avenue, Gardiner, Maine 04345  
Mailing Address: 35 State House Station, Augusta, Maine 04333  
Bureau of Consumer Credit Protection

[Phone: (207) 624-  
8527

TTY: Please Call Maine Relay 711

Consumer Assistance: 1-800-332-  
8529

Fax: (207) 624-7699

modification. We have suggested an alternative, which would clearly define SAMs as supervised loans under the Maine Consumer Credit Code. We believe that our approach will achieve the same goal as L.D. 1901, without limiting all potential uses of equity as a tool to benefit homeowners.

I also would like to point out that the arbitration provisions in LD 1901 are preempted by the Federal Arbitration Act.

Thank you for your time and I would be happy to answer any questions now or at the work session.