

Pinette, Susan

From: Heidi Bubar <heidi.bubar@gmail.com>
Sent: Saturday, May 10, 2025 5:55 PM
To: Cmte JUD
Subject: Subject Line: Please Oppose LD 1927

This message originates from outside the Maine Legislature.

To the Honorable Members of the Housing Committee,

We are BCB III Rentals, a small, family-run operation managing residential properties in the Bangor and Brewer area. Our family has been providing housing in this community for over 50 years. We take great pride in maintaining our properties and fostering long-term relationships with our tenants—many of whom have lived with us for 15 to 20 years or more.

We are writing to respectfully express our opposition to LD 1927, “An Act to Protect Housing Quality by Enacting Mold Inspection, Notification and Remediation Requirements.”

As responsible landlords, we already act promptly when leaks or moisture issues arise, understanding the risks they pose to both the property and the health of our tenants. However, this bill imposes rigid, one-size-fits-all mandates that simply do not reflect the practical realities of property management—especially for small landlords.

A 24-hour inspection requirement and a five-day remediation mandate may sound reasonable on paper, but in practice they are often unworkable due to contractor availability, supply delays, weather conditions, and the time it takes for proper drying. These fixed deadlines set landlords up to fail even when we’re doing our best to act quickly and in good faith.

Additionally, the bill does not clearly define key terms like “leak event” or “visible mold,” which opens the door to inconsistent enforcement and potential abuse. Not all mold is harmful—many types are cosmetic and harmless—and the legislation does not account for this nuance. Overreaching requirements could lead to unnecessary remediation, driving up costs for landlords and tenants alike.

Importantly, tenants also play a role in preventing mold, such as using ventilation and reporting issues promptly. LD 1927 places the full burden on landlords without acknowledging this shared responsibility.

Lastly, Maine already has comprehensive habitability laws to ensure that rental units are safe and livable. Additional, mold-specific mandates create duplicative regulations and increased liability that many small landlords simply cannot absorb. If this trend continues, we may be forced to consider selling some of our properties, as keeping up with mounting mandates becomes unsustainable.

We want to remain part of the solution by continuing to provide safe, affordable housing in our community. Please consider the unintended consequences this bill may have for small landlords and the tenants we strive to serve.

Thank you for your time and consideration.

Sincerely,
BCB III Rentals