

Pinette, Susan

From: portmadac@gmail.com
Sent: Saturday, May 10, 2025 4:05 PM
To: Cmte JUD
Cc: Zager, Sam; Duson, Jill; TalbotRoss, Rachel
Subject: Please Oppose LD 1927 & Others Similar to It

This message originates from outside the Maine Legislature.

To all copied on this message:

My name is Dana Dumond, owner of a small 2 unit building in Portland, ME. I oppose the proposed LD 1927 legislation (& other similar ones pending & listed below). Please review the following bullet points which highlight my thoughts on this specific one:

- **Good landlords already act quickly** - mandates are unnecessary. Responsible housing providers know that leaks and moisture damage property. Most landlords are already motivated to address these issues fast. This bill adds rigid timelines that ignore the realities of scheduling, staffing, and vendor availability.
- **A 24-hour inspection mandate is unrealistic** - For small landlords, especially in rural areas, inspecting within 24 hours of every reported issue is often logistically impossible, especially on weekends, holidays, or when contractors are unavailable.
- **Five-day remediation is not always feasible** - Moisture and mold remediation often depends on drying times, contractor availability, material access, and weather conditions. Imposing a hard 5-day deadline is arbitrary and sets landlords up to fail even when they're acting in good faith.
- **No definition of "leak event" or "visible mold" invites abuse** - Without clear definitions, tenants could trigger inspections over minor condensation or harmless mildew. This creates unnecessary liability and opens the door to complaints based on normal conditions in Maine's older housing stock.
- **Tenants share responsibility for mold prevention** - This bill does not adequately acknowledge the tenant's role in maintaining a healthy living environment, like using ventilation, reporting leaks early, and avoiding excess humidity. Mold is often caused by tenant behavior, not landlord neglect.
- **Not all mold is dangerous** - Most surface mold is cosmetic and non-toxic. Mandating expensive remediation for every instance, even harmless or minor mold, drives up costs needlessly.
- **Cost-prohibitive for small landlords** - Mandatory mold inspections and remediation could force small landlords out of the market, shrinking available housing and worsening the housing crisis.
- **Creates a "gotcha" system ripe for abuse** - where minor mold is weaponized to withhold rent or delay evictions.
- **Maine already has habitability laws** - Landlords are required to maintain safe and livable units. Adding mold-specific laws is unnecessary and opens landlords to duplicative liability and lawsuits.

In summary, landlords are not the problem, we're part of the solution. Private housing providers maintain tens of thousands of units across the state. Without us, the housing crisis will only get worse.

This growing stack of bills listed below along with LD 1927 doesn't just "protect tenants.", it punishes housing providers, discourages investment, and pushes property owners out of the market altogether:

LD 1927, LD 521, LD 824, LD 847, LD 1016, LD 1036, LD 1344, LD 1534, LD 1552, LD 1723, LD 1765, LD 1806

Please consider that most are if not all of these bills have unintended consequences against the small property owner, and, in the end, could ultimately eliminate more available units as may force us to simply give up & sell the building.

I hope this email gave you things to consider. Thank you for your time in reading it and your full consideration before voting on these.

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