

Pinette, Susan

From: Nan Solomons <nan.solomons@gmail.com>
Sent: Sunday, May 11, 2025 8:17 PM
To: Cmte JUD
Cc: J A Spross
Subject: Please Oppose LD 1927

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Honorable Members of the Judiciary Committee,

We are writing to express our significant concerns regarding the proposed Bill LD 1927, "An Act to Protect Housing Quality by Enacting Mold Inspection, Notification and Remediation Requirements," as landlords operating in Maine. While we share the goal of ensuring safe and healthy housing for all tenants, we believe this bill, as currently drafted, presents several practical challenges and unintended consequences that warrant serious consideration.

Firstly, the bill lacks crucial specificity regarding the **type of mold** it aims to address. Mold is a broad category, and the presence of all types does not necessarily constitute a health hazard requiring immediate and extensive remediation. The bill's broad language could lead to unnecessary alarm and costly interventions for common, non-toxic molds that are often manageable with simple cleaning. Clearer definitions and distinctions based on the potential health risks associated with different types of mold are essential.

Secondly, the **arbitrary timelines** outlined in the bill for inspection, repair, and restoration are deeply concerning and do not reflect the realities of property maintenance and repair. Requiring inspection within 24 hours of a reported leak or visible mold, while seemingly swift, may not always be feasible, especially for smaller landlords with multiple properties or during periods of high demand for maintenance services. Furthermore, the five-day timeframe for repair and restoration fails to acknowledge the often-significant time required for thorough drying of affected areas to prevent recurrence. Rushing this process can be counterproductive and lead to further structural issues and persistent mold problems. Similarly, the 10-day window for a remediation plan in common areas may be unrealistic given the potential complexity of the issue and the availability of qualified professionals. Finding reliable and available contractors for mold remediation can often take considerably longer than five or 10 days, particularly in rural areas or during peak seasons.

Furthermore, the proposed legislation **fails to address tenant behavior** that can be a significant contributing factor to mold growth. There are no provisions within the bill that allow landlords to address or penalize tenants who neglect basic preventative measures, such as failing to use ventilation fans in bathrooms during and after showers, leaving windows closed in humid conditions, or causing excessive moisture through their actions. Landlords should have recourse to educate tenants on their

responsibilities in maintaining a mold-resistant environment and to address negligent behavior that directly contributes to these issues. Without such provisions, landlords bear the sole responsibility and financial burden for problems that may, in part or entirely, stem from tenant actions.

Finally, we want to emphasize that responsible and diligent landlords in Maine are already proactive in addressing leaks, moisture issues, and mold concerns in a timely and effective manner. We understand the importance of maintaining healthy living environments for our tenants and act accordingly. Imposing rigid and unrealistic mandates, without considering the nuances of property management and tenant behavior, risks creating an adversarial relationship and placing undue burdens on conscientious landlords who are already managing their properties responsibly.

In conclusion, while the intention behind LD 1927 is commendable, we urge the Committee to reconsider its current form. The lack of specificity regarding mold types, the imposition of unrealistic timelines, and the absence of provisions addressing tenant responsibility raise serious concerns. We believe a more balanced and practical approach is needed, one that acknowledges the complexities of property maintenance and fosters a shared responsibility between landlords and tenants in preventing and addressing mold issues.

Thank you for your time and consideration of these important concerns.

Sincerely,

Nan M Solomons and Judith A Spross

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