

**Pinette, Susan**

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**From:** matthew rolnick <matthewrolnick@gmail.com>  
**Sent:** Sunday, May 11, 2025 10:13 AM  
**To:** Cmte JUD  
**Subject:** Please vote NO on LD 1927: An Act to Protect Housing Quality by Enacting Mold Inspection, Notification and Remediation Requirements

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

Members of the Committee:

I'm writing to share my concerns about LD 1927, the proposed mold inspection and remediation bill, and ask that you oppose the bill as it is written. I'm a landlord in Hallowell, managing 18 rental units. I agree that tenants deserve safe, healthy housing, and strive to do that; however, this bill as written goes too far and could do more harm than good.

I agree that mold is a real issue, but it's also something that shows up in most buildings to some degree. Without clear standards for what counts as a serious problem, requirements to hire mold professionals, and some arbitrary enforcement deadlines, this bill could lead to expensive and unnecessary testing—even when there's no real health risk. That's a tough burden, especially for small landlords like me trying to keep rents affordable.

I'm very concerned about the timeline requirements and what is required to meet them. It's not uncommon for tenants to not phone in a problem for weeks or months (if at all) and then discovering it upon moveout or when another tenant complains.

If a tenant has an after-hours or weekend problem, I am usually able to address the urgent portion of it timely through a combination of coaching, contractors or relationships with neighbors or other tenants. While I can solve the immediate problem within minutes or hours, the longer term remediation can take some time. Requiring a certified mold remediation, in an industry and state that already has a lack of people capable of doing even the most rudimentary repairs will be very difficult if not impossible.

I'm also concerned that the notification rules could cause confusion or fear over minor mold issues that aren't dangerous. It could lead to conflict, even when landlords are acting in good faith.

In the end, I think LD 1927 risks driving up costs, reducing housing supply, and putting pressure on the very people trying to provide good, affordable places to live. I hope the Committee will either vote against this bill or work to narrow it so it targets real health risks and includes clear, science-based guidance.

Thanks for your time and for considering the impact this bill could have on small landlords like me.

Sincerely,

Matthew Rolnick

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