



Maine Real Estate &  
Development Association

**Supporting Responsible Development**

### Testimony in Opposition to

## LD 2182, An Act to Implement a Recommendation of the Commission to Recommend Methods for Preventing Deed Fraud in the State

March 5, 2026

Chair Curry, Chair Gere, and Honorable Members of the Housing and Economic Development Committee;

My name is Elizabeth Frazier and I am here today on behalf of the Maine Real Estate & Development Association (MEREDA) in opposition to LD 2182. MEREDA represents a broad cross-section of Maine's real estate industry, including developers, lenders, title professionals, attorneys, engineers, architects, and real estate brokers involved in the development, ownership, and transfer of real property across the state.

MEREDA strongly supports efforts to prevent deed fraud and protect property owners. The integrity of Maine's land records system is fundamental to real estate markets and to the stability of property ownership in our state.

However, MEREDA respectfully opposes LD 2182 as currently drafted because it assigns responsibility for seller identity verification in a way that conflicts with the existing regulatory framework governing real estate transactions and title insurance professionals.

The bill requires settlement agents to verify the identity of a seller before conducting a real estate closing and directs the Superintendent of Consumer Credit Protection to adopt rules governing that obligation. While the bill requires consultation with the Real Estate Commission, the proposal would create a new regulatory structure, governing settlement agents, that does not align with the licensing and oversight framework already in place for title insurance agents.

Title insurance agents operate under a regulatory system overseen by the Bureau of Insurance within the Department of Professional and Financial Regulation, which licenses title insurance agents and regulates the practices of title insurance companies operating in Maine. If the legislature determines that additional identity verification requirements should apply to title insurance agents, MEREDA believes those requirements should be established in statute and implemented through rulemaking by the Bureau of Insurance, which already regulates the title insurance industry.

Creating verification requirements through a different regulatory structure risks conflicting standards and uncertainty for professionals responsible for closing real estate transactions. Because real estate closings involve multiple licensed professionals—brokers, attorneys, lenders, and title agents—clarity about roles and regulatory authority is essential to ensuring transactions proceed efficiently and securely.

In a housing environment where Maine is already facing significant supply shortages and rising development costs, it is important that new regulatory requirements governing real estate transactions be implemented in a way that strengthens fraud prevention while also preserving predictable and efficient closing processes.

MEREDA would welcome the opportunity to work with the Committee, regulators, and stakeholders to develop a policy approach that effectively addresses deed fraud while ensuring that regulatory responsibility rests with the agencies that already oversee the relevant licensed professionals.

For these reasons, MEREDA respectfully urges the Committee not to advance LD 2182 in its current form and instead work with stakeholders to ensure that any seller-verification requirements are aligned with the existing regulatory framework governing title insurance agents and real estate professionals.

Thank you for the opportunity to provide testimony, and I would be happy to answer any questions.

Sincerely,

Elizabeth M. Frazier

On behalf of the Maine Real Estate and Development Association (MEREDA)