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**Testimony in Opposition to
LD 1041 (“An Act to Preserve Affordability in Publicly Assisted Housing Developments”)**

**J. Andrew Cashman on behalf of the Maine Association of REALTORS®
March 25, 2025**

Senator Curry, Representative Gere and members of the Joint Select Committee on Housing and Economic Development, my name is Andy Cashman. I am the Founder of Resolve Government Relations. We represent the Maine Association of REALTORS®, a professional trade association established in 1936 with over 6,500 members statewide. REALTORS® protect private property rights, build Maine communities, and grow our state's economy. Our members represent buyers and sellers involved in both residential and commercial real estate transactions. Our membership also includes industry affiliates, such as lenders, closing agents, title agents, appraisers, building inspectors, surveyors, etc. The Maine Association is chartered by the National Association of REALTORS® (NAR), the largest trade association in the country.

The Maine Association of REALTORS® opposes LD 1041. The bill would require an owner of an affordable rental housing property to provide a minimum of 2 years notice to tenants prior to the end of affordable housing financial assistance and at least 90 days prior to a sale or transfer of the property, or any other action taken by the owner that will end the affordable housing financial assistance.

Property owners who lease their units are operating Maine businesses. They provide safe and decent housing and tenants pay a monthly rent that covers the cost of providing this housing. This bill would place an unreasonable burden on property owners who lease their units. By extending the notice period to 2 years, it would cause significant delays and may make the market unfavorable for prospective property owners to enter or continue doing business. Rental housing needs are best met through private investment, and limiting use of property through additional regulation could have unintended consequences of creating more strain on Maine's fragile affordable housing supply.

MAR opposes additional regulations that impose unreasonable restraints and limitations on the ownership, use, and transfer of real property. LD 1041 would do just that. Significant delays involving real estate transactions add to the cost of housing overall. Maine needs housing policies that respond to the individual and collective needs of our state, not additional regulations on those trying to provide rental housing units. Private property owners have a constitutional right under the law to use their property how they choose – without a minimum two-year notice period to end affordable housing financial assistance and 90-day sale or transfer notice.

For these reasons, we respectfully urge you to vote Ought Not to Pass on LD 1041. Thank you for your time and consideration.



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