

4/22/25

RE: Please Oppose LD 1534

To whom it may concern:

My name is Nicole Moore and my husband Cameron and I own and operate 11 rental units across Bangor, Glenburn, Levant and Old Town. I am writing to request your opposition to LD 1534 and to express my concerns as a small-scale landlord in the State of Maine.

We pride ourselves and our business on providing quality housing to respectful tenants from a variety of backgrounds. I am deeply concerned about our ability to continue to operate at our current elevated standards if LD 1534 is approved. We have been operating rental units since 2019 and have seen over the past several months an organic stabilization of rents in our markets. Just earlier this month we placed a new tenant after what was our longest vacancy period as landlords of 45 days. This vacancy occurred in our lowest rent unit, which caters to the many Mainers who are struggling with finance and housing in this tough economic environment, and required the listing of the unit at a lower than desired rent.

As a rule within our business we do not raise rents greater than 1-2% annually so as to maintain a good working relationship with our respected tenants. The reality of our current economic environment as it relates to rising operational costs, particularly with utilities and property taxes, means we have to have the ability to increase rents to continue to operate. For example, comparing March 2024 to March 2025 we saw a 61.6% increase in our natural gas bill and a 65% increase in our electric bill for one of our rental units at which we provide utilities. An external force of rent stabilization could quite possibly force our housing stock out of operation, further increasing the housing shortage in Maine.

I am additionally concerned about the negative impact rent stabilization would have on the quality of the housing stock in Maine including our units as well as the units of others. An appropriate annual increase allows us to make the necessary capital expenditure improvements needed on the properties. An inability for landlords to operate at appropriate rents will lead to decreased available capital to complete these projects resulting in deferred maintenance and deterioration of what is already an aged housing stock in our state. Again, this type of restriction will likely force small-scale landlords out of the market leading to commercialization of the housing stock and increased overall pricing for the state.

Furthermore, in a rent controlled market, tenants are disincentivized to relocate and developers/landlords are disincentivized to create new housing availability. This will result in worsening of the housing shortage, particularly for young families or newcomers to the state, both of which are desperately needed for the continued vitality of Maine.

In addition to the financial burden outlined above, LD 1534 would produce an unsustainable bureaucratic and legal burden for small-scale landlords who self manage and operate. With the

complexities of town-specific eviction proceedings and annual reporting to state agencies we, along with other small landlords many of whom also work outside of their rental business full-time as we do, would again be forced to limit our involvement in the supply of rental housing.

In summary, our goal is to continue to operate as small-scale landlords in Maine providing quality and affordable housing to a range of tenants. LD 1534 would severely limit our ability to complete this goal. Our state, already in a housing crisis, needs small landlords like us. Please oppose LD 1534 and help make it possible for small-scale landlords to continue to own and operate in Maine.

Sincerely,

Nicole Moore
rent207properties@gmail.com