



May 5, 2025

To the Members of the 132nd Housing and Economic Development Committee:

The Central Maine Apartment Owners Association (CMAOA) is a non-profit trade association representing private rental property owners in Central Maine. With **over 600** active members, CMAOA is one of the largest organized rental associations in Maine. Our members own or manage more than **4,000** residential rental units in Central Maine alone. We provide discounted services, education, advocacy and an active lobbying effort for our members. Our core purpose is to educate and address issues facing the apartments owners and managers of the Central Maine area, including informing and advocating for CMAOA Members and educating the public regarding the interests of rental property owners and managers. Additionally, we coordinate education and resources with our lobbyist Daniel J. Bernier and the other landlord groups across Maine including: Maine Apartment Owners and Managers Association (MAOMA), Rental Housing Alliance of Maine (RHAM), Greater Bangor Area Landlord and Owners Association (GBAOMA), Capital Area Housing Association (CAHA), and Lewiston Auburn Landlord Association(LALA). **Our mission is to encourage and support those providing safe and quality rental housing in Maine by promoting positive relationships between landlords and renters.**

We are writing in Testimony in Opposition to LD 1036 An Act to Prohibit Housing Discrimination.

As currently written, this is a protected class in rental housing. This bill seeks to shift that to include discrimination in housing or public accommodation, against an individual because of the individual's receipt of public assistance in the same manner as it is unlawful to discriminate against other protected classes, has many legal challenges ahead. **This bill has overwhelming ramifications in the banking, house sales, and tax industry.**

- **This bill requires mortgage and other lenders, sellers of real estate, rental property owners, and countless other areas to count as income any government source no matter how much, how long it will last, nor any**

other conditions that those programs may have on the distribution of those funds.

- It forces private citizens to enter contracts against their will. The Fourteenth Amendment and the Fifth Amendment provide broad protection against government actions that could infringe on an individual's liberty and property, potentially including the freedom to contract.
- For some lenders, sellers, and rental property owners the contracts of some state and/or federal programs are in direct conflict with their contracts.
- Recipients of assistance will now find they are required to claim as income food assistance, school lunch assistance, discounted rent amounts, and even waived medical bills or copays,

We are very concerned that this bill will have many unintended consequences to many industries. CMAOA would be pleased to work with and/or host any legislator, individual, or advocacy group that felt an educational event on issues affecting rental housing in our State would be beneficial. Please let us know!

PLEASE OPPOSE LD 1036.

Respectfully,

CMAOA Board of Directors
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