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Alpha Management Corp
Auburn Housing Authority
Avesta Housing
Bangor Housing Authority
Barkan Management Co.
Bath Housing
Brewer Housing Authority
C & C Realty Management
C. M. Cimino Realty Inc.
C. S. Management, Inc
C.B. Mattson, Inc.
Caleb Foundation, The
CMHI Property Management Inc
Community Housing of Maine
DBH Management
DC Management
Deanna Morse Property
Management Inc
Deering Pavilion
Dover-Foxcroft Housing Dev Corp
Downeast Community Partners
Eagle Point Management, LLC
Ellen M Leach Memorial Home
Evernorth
Federal Management Co., Inc
Foothills Management
Foreside Real Estate Mgt
Gary Buck Property Management
Guilford Development Corp
Hallkeen Management, Inc
Harbor Management
Harborview Management LLC
Hillside Apts
Housing Authority City of Old
Town
Housing Foundation, The
Kathryn Hughes Associates, Inc.
L & L Management
LaBrecque Property Management
Laplante Apartments
Lewiston Housing Authority
Madison Avenue Associates
Maine Development
Mary Young
Matthew Sherman Mem Apts



Testimony of Sherrin Vail

In opposition of LD 819 An Act to Reduce Lung
Cancer Rates in Maine By Requesting For and
Mitigation of Radon in Residential Buildings By
Landlords

April 7, 2021

Representative Meyer and Senator Claxton, and all members of the Health and Human Services Committee, my name is Sherrin Vail, and I am writing to you as President of Maine Real Estate Managers Association (MREMA).

Our organization is a nonprofit which represents over 80 professional property management companies providing 16,000 units of affordable and subsidized housing throughout the state. It is our mission to promote the availability of safe, decent affordable housing in Maine. Our management members are both for-profit and nonprofit landlords that believe in this mission.

MREMA supports and adheres to the existing radon law in Maine which require testing every ten years, and recommends mitigation if radon were found to exceed 4.0 picocuries per liter of air. The current law informs the tenants of the radon levels in the house and gives them a required radon tip sheet called "Radon in Rental Housing" which allows them to make an educated decision if those levels are acceptable to them. Tenants are allowed to break their lease and move if they want to without penalty. The current law is common sense legislation that already protects Mainers from radon exposure.

This bill would require testing annually, and mitigation if radon were found to exceed 4.0 picocuries per liter of air. Here are our concerns.

Testing annually is cost and administratively burdensome for landlords, and invasive to tenants. The cost of required mitigation is expensive in many cases, and could be cost prohibitive for landlords. In some apartment buildings, members have discovered it is physical impossible due to the existing heating design of the building. This bill does not correspond to current Federal EPA guidance, which recommends retesting only if the home has had major structural changes or if someone plans to occupy a level of the house lower than was previously tested (i.e. finishing a basement). Because it is unlikely that the movement of radon gas changes

MEMBERS

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Mexico Senior Housing
Mike Eon Associates, Inc
Monroe Group
New Beginnings Inc
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Newell Investments
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Occupied Properties
Penobscot Nation Housing Dept.
Phoenix Management
Pines, The
Portland Housing Authority
Preservation Management Inc
Princeton Properties
R & K Oxford Management
R.L.W. Management, LLC
Realty Resources Management
Realty Services, LLC
Ricker Plaza
Saco Falls Management
Scovil Apartments
Shalom House
SHP Management Corp
South Portland Housing Authority
Spear Management Co
St. Amand, Roger & Eileen
St. John Valley Realty Co, LLC
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Sterling Management, Inc.
Stewart Property Management
Targeted Management Co., Inc.
Volunteers of America Northern
New England
Washburn Realty Company
Washington Street Apartments
Waterville Housing Authority
Westbrook Housing Authority
Yale Court, LP
York County Shelter Program

from year to year unless structural changes occurred, the added cost, burden and tenant inconvenience is not offset by additional protections.

Due to the reasons above, MREMA opposes LD 819. Thank you for your consideration, and please do not hesitate to contact me with any questions.