



April 10, 2025

To the Distinguished Members of the 132nd Legislature:

Testimony in OPPOSITION to LD 1471: An Act to Require Energy Efficiency Disclosure Statements and Energy Efficiency Standards for Certain Rental Housing in the State

The Central Maine Apartment Owners Association (CMAOA) is a landlord membership organization of over 600, as well as a cooperative team member of other landlord associations across the State of Maine including: Southern Maine, Lewiston Auburn, Greater Bangor Area, and Augusta Area. We provide educational events, sponsor community events, provide access to discounts on supplies and industry needs like fuels, flooring materials and paint. Our overall goal is to support Landlords in providing safe and affordable housing in collaboration with the valuable good renters in our area. CMAOA and the other organizations are neutral, nonpartisan, member led groups that have the common goal of keeping the rental housing industry safe, educated, and competitive.

There is an existing Energy Efficiency Disclosure required. The only part of this bill that *we support* is allowing a tenant to be released from a termed lease agreement if the Energy Efficiency Disclosure is not provided or is found to be substantially inaccurate or untrue.

Cost-Prohibitive Requirements such as expensive energy audits just to determine a property's baseline energy efficiency adds significant costs, especially for small-scale landlords.

Oversight by the Public Utilities Commission (PUC) stretches the agency's purpose and specializes the requirements and authority that the small businesses of local landlords would be accountable to. Added costs of doing business will ultimately be passed on to the tenants.

Rarely discussed, small landlords who are members of your local community work diligently to keep costs down so that rents can stay at a competitive level to keep units occupied. Insisting an owner spend x\$\$ on, say, an extra couple R-values of insulation instead of new flooring or upgrading the electrical is not the type of laws that lead to people wanting to invest in their properties without a return on that investment (in the form of higher rents or sales price) or in new small investors wanting to purchase multi-units.

Our organization feels strongly that many bills, including this one, have good intentions but lead down a path of substantially more units being sold to large corporate and even out of state real estate investment trusts. Once more and more small landlords, aka small businesses, leave the hands of local community members the quality, care and concern, and pricing are now all at risk.

We urge you to oppose LD 1471.

Board of Directors of Central Maine Apartment Owners Association, Waterville, Maine