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Dear Judiciary Committee Members:

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

As a small local landlord and active in the communities that I own rentals I am deeply concerned that small landlords are at risk of being eliminated or “eaten up” by large organizations with consolidated resources. These larger corporations often cannot offer the personal care and attention that many tenants desire, the face of our communities would be changed dramatically if the local landlord was lost. I oppose this bill in part because:

There is an existing Energy Efficiency Disclosure required. The only part of this bill that I *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. Tenants and landlords should be enter into a contract that works for them.

Some units can simply never be brought up to modern energy standards. A significant portion of Maine’s housing stock is older and not built to modern energy standards. Retrofitting these buildings would be virtually impossible as well as cost prohibitive. I own a couple older buildings that aren’t “historic” but are old enough that have noggging behind horsehair plaster, some have well fit doors but that will not shut securely if added weather stripping. Those units, when repairs are needed we have to individually determine how best to add R-value. Sometimes, we simply decide that we include the heat in the pricing of the unit.

As the local owner and the one most knowledgeable about the building, I am best at determining where rent dollars should be put into the business. Requiring me to decide to upgrade an extra inch of insulation instead of doing preventative maintenance like wrapping eaves with metal or replacing a roof before it leaks should be left to those who know the property best.

Please OPPOSE LD 1471.

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