



April 14, 2025

To the Distinguished Members of the 132nd Legislature:

Testimony in **OPPOSITION to LD 1552:**

An Act to Prohibit Landlords from Setting Rents Through the Use of Artificial Intelligence

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.

Will rental units now be enforced by the trade commission?

Will using public data such as the Fair Market Rents on the Maine Housing site be considered an algorithm?

Our association is made up of rental property owners who live in the same community or even next door or in their multi-units. **We urge our representatives to be more concerned about losing small local landlords who use local newspaper ads, word of mouth, actual cost/income ratios to determine rents.** Setting rental amounts also is affected by legislation. When landlords are restricted from choosing the best criteria for their unit they get out of the business. Maine is a standout from the rest of the country in that it still has a significant amount of its rental stock owned and controlled by local, small community owners. Many bills over the last couple years attempt to band aid the real problem of the small landlord being encouraged to sell to these large, corporate, often out of state REITs or corporations through restrictive, unreasonable, and in many cases, laws determining contracts against good conscience for buildings/tenants they care about.

We urge you to oppose LD 1552.

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