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Testimony in Opposition to LD 50 (“An Act to Provide the Right of First Refusal to Towns in Which the University of Maine System and Similar Quasi-independent State Entities Are Selling Property”)

J. Andrew Cashman on behalf of the Maine Association of REALTORS®

February 10, 2025

Senator Baldacci, Representative Salisbury and members of the Joint Select Committee on State and Local Government, my name is Andy Cashman. I am the Founder of Resolve Government Relations. We represent the Maine Association of REALTORS®, a professional trade association established in 1936 with over 6,500 members statewide. REALTORS® protect private property rights, build Maine communities, and grow our state’s economy. Our members represent buyers and sellers involved in both residential and commercial real estate transactions. Our membership also includes industry affiliates, such as lenders, closing agents, title agents, appraisers, building inspectors, surveyors, etc. The Maine Association is chartered by the National Association of REALTORS® (NAR), the largest trade association in the country.

The Maine Association of REALTORS® opposes LD 50 because it would hinder the open market for property sold by the University of Maine, or another quasi-independent state agency, by favoring municipalities over other potential buyers. In addition, the Right of First Refusal process, as proposed, could significantly delay property transactions because it requires the seller to obtain an independent appraisal and wait a minimum of 30 days after providing notice to the municipality before being able to offer the property for sale to other buyers.

MAR opposes restraints and limitations on the ownership, use, and transfer of real property. This includes inequitable regulations that can delay transactions or add to the cost or time of property transfers. Any measures that delay the availability of more properties in the marketplace should be opposed. Maine needs more properties in the marketplace for development and these properties are no different.

The Right of First Refusal process limits a seller’s ability to choose the offer that suits their unique needs and creates more complexity to property transfers, beyond simply the sale price. Moreover, potential buyers should have the ability to make offers that will be fairly considered along with any offers submitted by a municipality. Competition in a free market system is the best way to meet the needs and demands for real property. For these reasons, MAR opposes LD 50 and respectfully urges you to vote Ought Not to Pass. Thank you for your time and consideration.



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