



February 24, 2025

Dear Members of the Judiciary Committee of the 132<sup>nd</sup> Legislature:

The Central Maine Apartment Owners Association (CMAOA) is a non-profit trade association representing private rental property owners in Central Maine. With **over 600** active members, CMAOA is one of the largest organized rental associations in Maine. Our members own or manage more than **4,000** residential rental units in Central Maine alone. We provide discounted services, education, advocacy and an active lobbying effort for our members. Our core purpose is to educate and address issues facing the apartments owners and managers of the Central Maine area, including informing and advocating for CMAOA Members and educating the public regarding the interests of rental property owners and managers. Additionally, we coordinate education and resources with our lobbyist Daniel J. Bernier and the other landlord groups across Maine including: Maine Apartment Owners and Managers Association (MAOMA), Rental Housing Alliance of Maine (RHAM), Greater Bangor Area Landlord and Owners Association (GBAOMA), Capital Area Housing Association (CAHA), and Lewiston Auburn Landlord Association(LALA). **Our mission is to encourage and support those providing safe and quality rental housing in Maine by promoting positive relationships between landlords and renters.**

**We are writing in Testimony in Opposition to LD 847 An Act to Prohibit Housing Discrimination**

We would like to express that the public access to the contents of the bill on the State of Maine Legislative website as of 11am on the day of the public hearing does not have a copy of the substantial amendments. Although the amendments of this bill are not posted on the state site we did receive a copy of them through our lobbyist. Additionally, this bill which targets source of income legislation is similar to bills in the past sessions but also to LD 521. We respectfully request that the work sessions include all sources of income proposed legislation.

**We oppose this bill because:**

- a) It forces private citizens to enter into contracts against their will. The Fourteenth Amendment and the Fifth Amendment provide broad protection against government actions that could infringe on an individual's liberty and property, potentially including the freedom to contract.
- b) It violates the privacy laws of an individual owner. 5d amendment states: "refuse to submit or COMPLY ...information to housing authority". Because the housing authority establishes policy by rule (vs law) this could mean they would have the authority to ask anything... For example turn in your financials, list all your units and pricing, tells us: "how many trash cans you provide", "give us the name of and provide proof of insurance of the snow removal company" etc. You can see how far reaching the request of information could go.
- c) For some owners the contracts of some state and/or federal programs are in direct conflict with an owner's legally administered contracts. For example, the Section 8 program requires a 1-year lease, some owners only want to do month to month or even week to week for various reasons. Additionally, the Federal HAP contract currently allows for them to cancel or change the terms of the contract (ie prior to the 1 year) at their discretion (such as if someone no longer qualifies) without affording the rental property owner (or the tenant) the right to do the same.

We would like to see a focus on policies that will encourage developing new and modern housing options rather than creating legislation that is perceived as *might* create more access to the limited housing that exists. CMAOA would be pleased to work with and/or host any legislator, individual, or advocacy group that felt an educational event on issues affecting rental housing in our State. Please let us know!

**PLEASE OPPOSE LD 847.**

Respectfully,

CMAOA Board of Directors  
cmaoasecretary@gmail.com

Donna Hodges  
Central Maine Apartment Owners Association  
LD 847

In addition to the testimony of CMAOA attached. We respectfully request:

- a) like kind bills be heard together at least in work session if not in public hearings
  - b) more time is given from title, wording, amendments, notice of hearing to the actual schedule of the public hearings
  - c) every effort is made that amendments be posted to the State LD bills display page prior to public hearings unless explicitly resulting from the hearing testimonies.
- Thank you for your consideration and service to all citizens of Maine.