



P.O. Box 2901, Augusta, ME 04338-2901 \*(207) 242-4535



# December 2025

**CAPITAL AREA HOUSING ASSOCIATION**

**“LANDLORDS WORKING TOGETHER”**

## Officers

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**Vice President**

**Kim Gleason**

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**Secretary**

**Nicole Covelli-Wentworth**

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**Treasurer**

**Ratna Don**

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## Board of Directors

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[NCovelli1969@gmail.com](mailto:NCovelli1969@gmail.com)

Dear CAHA Members,

CAHA invites members to become a board of director. We really need you to be involved. Please make your interest known to any one of our directors by email ([caha@caha4u.org](mailto:caha@caha4u.org)) or by phone (207-242-4535). According to the bylaws, the officers and Board of Directors members' dues are waived, and other expenses related to conducting the business of the organization will be paid for by the association.

CAHA membership renewal notices have gone out. Please return the invoice with your \$40 check as soon as possible. Don't forget to check the information on the renewal form and make corrections if necessary. Delinquent members will not retain active status and will lose their membership privileges such as discounted heating oil and propane prices. Each month we send Fabian Oil Company and Fielding's Oil & Propane Company the list of current members.

Our 2026 annual meeting will be held via Zoom. It is scheduled for 6 p.m. Tuesday, February 10, 2026.

Wishing you a Merry Christmas and happy and healthy New Year,  
Ratna Don  
CAHA President

## Slate of Candidates for the Board of Directors:

Ratna Don, Kim Gleason, Nicole Covelli-Wentworth

## **Legislative Session Summary**

### 132nd Maine Legislature, 1st Regular Session

The first session of the 132nd Maine Legislature brought an unprecedented wave of anti-landlord legislation. In response to the state's ongoing housing shortage, lawmakers introduced dozens of well-intentioned but deeply flawed bills, aimed at protecting tenants, yet ultimately undermining housing creation and punishing the very people who provide it.

When housing is scarce, solutions should involve working with housing providers, not against them. Instead, this session often felt like a full-scale war on landlords. Despite the challenges, we held the line. We successfully defeated more than a dozen damaging proposals, ensuring that the worst ideas never became law. We saw two bills carried over to next session and four enacted, including one that was introduced by RHASM. Of the two bills we couldn't stop, we negotiated critical amendments to significantly improve one of them and reduce harm to landlords.

Below is a summary of key legislation from the session and where things stand. We remain committed to protecting your rights, defending property owners, and advocating for common-sense housing policy.

**LD 10: An Act to Add Political Affiliation as a Protected Class to the Maine Human Rights Act.** This bill is as crazy as it sounds! This bill did NOT pass.

**LD 493: An Act to Expand Testing for Perfluoroalkyl and Polyfluoroalkyl Substances to Private Drinking Water Wells** - This bill requires testing of well water for PFAS by a landlord of a residential building supplied by a private drinking water well. Under the bill, for residential property that uses a private water supply, the seller of that property is required to disclose a water test that indicates the presence of PFAS substances. This bill PASSED.

**LD 521: An Act to Prohibit Discrimination in Housing Based on Source of Income, Veteran Status or Military Status** - This would amend the Maine Human Rights Act to prohibit landlords from discriminating against someone based on their source of income as well as military or veteran's status. This did NOT pass.

**LD 632: An Act to Allow a Local Option Sales Tax on Short-term Lodging to Fund Affordable Housing** - This bill allows a municipality to impose a local option sales tax of 2% on short-term lodging that is subject to the state sales and use tax. This bill did NOT pass.

**LD 746: An Act to Authorize a Local Option Sales Tax on Short-term Lodging to Fund Municipalities and Affordable Housing.** Your eyes are not deceiving you; the same bill was introduced twice! This bill did NOT pass.

**LD 824: An Act Regarding Pet Fees in Rental Housing** - This bill prohibits a landlord from charging or collecting a fee for a pet within a rented dwelling unit, except that a fee for pet rent not to exceed 1% of the monthly rental charge and a pet security deposit not to exceed \$300 may be charged. The bill also prohibits a landlord from charging or collecting a fee for a service animal or an assistance animal. This bill did NOT pass.

**LD 847: An Act to Prohibit Housing Discrimination** - To refuse to rent or negotiate for the rental of a housing accommodation because of a person's source of money or other income is deemed a form of housing discrimination, assessing a person's ability to pay the entire rental amount when a portion of the rent is subsidized through federal, state or local housing assistance. This bill was CARRIED OVER.

**LD 990: Resolve, Requiring the Office of the Attorney General to Develop and Promote an Optional Online Registry Informing Landlords of Their Rights and Obligations** - This resolve directs the Office of the Attorney General to develop and promote an optional online landlord registry for landlords renting rooms within their primary residences. It stipulates that the registry must include information informing landlords of their rights and obligations as landlords. This bill did NOT pass.

**LD 1036: An Act to Protect Recipients of Public Assistance from Housing Discrimination** - This bill makes it unlawful to discriminate, in housing or public accommodation, against an individual because of the individual's receipt of public assistance in the same manner as it is unlawful to discriminate against other protected classes. The bill defines "status as a recipient of federal, state or local public assistance" as an individual's status as having federal, state or local public assistance as a source of income, including medical assistance and housing subsidies and the individual's having to meet any requirements for the individual to use the income. This bill did NOT pass.

LD 1344: An Act to Improve the Response Time to Tenant Mold Complaints - This bill requires that a complaint for non-surface mold in a tenant-occupied dwelling unit be investigated within 90 days of the complaint. The bill requires that if the investigation finds an unhealthy level of non-surface mold, remediation efforts must be initiated by the landlord within 5 business days of the investigation. The bill requires a local health officer to investigate a dwelling unit to determine if all surface mold has been remediated. Finally, the bill provides that a tenant may file a complaint under the implied warranty and covenant of habitability laws if the landlord fails to remediate the non-surface mold within 60 days of the report. This bill did NOT pass.

LD 1471: An Act to Require Energy Efficiency Disclosure Statements and Energy Efficiency Standards for Certain Rental Housing in the State - Beginning January 1, 2030, a tenant to terminate the tenant's lease if the landlord fails to provide a signed energy efficiency disclosure required to be provided by landlords under current law. Beginning January 1, 2035, a tenant to terminate the tenant's lease if the tenant's dwelling unit does not meet the minimum insulation standards for residential units prepared by the Public Utilities Commission or, if the tenant pays for the dwelling unit's heat. The bill requires the Public Utilities Commission to prepare and update minimum energy efficiency standards for residential units. This bill PASSED.

LD 1476: An Act to Support Maine's Homeless Shelters by Imposing a Fee for Booking Hotels, Short-term Rentals and Recreational Vehicle Camping Reservations – This bill, beginning January 1, 2026, imposes a \$2 fee on the rental of living quarters in a lodging place or the rental of a recreational vehicle camping site. The revenue from this fee must be credited to the Department of Health and Human Services to fund initiatives that support the operation of homeless shelters in the State. This bill did NOT pass.

LD 1534: An Act Enabling Municipalities to Protect Tenants and Stabilize Rents - This bill permits a municipality to adopt an ordinance or bylaw; to amend or adopt a charter provision; or to adopt pursuant to a referendum rent increase limits and eviction protections. The bill establishes that a violation of the requirements established in the bill is an unfair method of competition or an unfair or deception act or practice pursuant to the Maine Unfair Trade Practices Act. This bill did NOT pass.

LD 1552: An Act to Prohibit Landlords from Setting Rents Through the Use of Artificial Intelligence - This bill prohibits a landlord or any other person responsible for setting the amount of rent to be paid by a tenant for the occupancy of a residential rental property from using an algorithmic device or artificial intelligence in setting the amount of rent to be paid by a tenant for the occupancy of a residential property, including determining any change in the amount of rent to be paid by a tenant for a renewal of occupancy. A violation of this prohibition is considered an unfair trade practice. This bill did NOT pass.

\*\*LD 1750: An Act to Require the Attorney General to Create and Update Biennially a Model Residential Lease - This bill requires the Attorney General to create and postmon its publicly accessible website a model residential lease that complies with current law, including any disclosure and any document required to be attached to a residential lease, and to update the model lease biennially. This was a bill introduced by the RHA. This bill PASSED!

LD 1806: An Act to Create a Residential Rental Unit Registry - This bill creates a residential rental unit registry administered by the Secretary of State in which all residential rental property owners in the State must register all residential rental units except for units provided as subsidized housing or registered on a municipal registry. A municipality may receive data from the registry regarding rental units in that municipality. A residential landlord may not terminate a tenant's lease for nonpayment of rent if the tenant's unit is not registered as required and may not serve the tenant with a notice of termination for nonpayment of rent less than 120 days after registering; in either case, the residential landlord commits a civil violation for which a fine in the amount of 3 times the rent of the unit must be adjudged. The landlord must attach a statement describing the prohibition in any service of process for entry and detainer being served on a tenant. This bill was CARRIED OVER.

LD 1927: An Act to Protect Housing Quality by Enacting Mold Inspection, Notification and Remediation Requirements - The amendment provides that when a landlord offers for rent a dwelling unit and that landlord knows or should know that the dwelling unit has mold, bacteria or other biological organisms that are injurious to the health of occupants, then it is a breach of the implied warranty and covenant of habitability. The amendment also allows municipalities to adopt more stringent standards related to the implied warranty and covenant of habitability. This bill was PASSED with an amendment.



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Fielding's Oil & Propane is proud to serve the members of CAHA with all of their heating needs and looks forward to having a long relationship with the organization. Call us at (207) 623-3322 or email at [cathy@fieldings.com](mailto:cathy@fieldings.com) and you will see how dedicated we really are.

<p><b>Erin Dunning, Broker</b>  <b>Hoang Realty</b>  <b>Cell: (207) 931-7679</b>  <b><a href="mailto:Erin@HoangRealty.com">Erin@HoangRealty.com</a></b>  <b>31 Western Avenue</b>  <b>Augusta, ME 04330</b>  <b>Working with Buyers &amp; Sellers to make your dreams come true!</b></p>	<p>I should have bought it when I saw it at  <b>MARDEN's</b>  Surplus &amp; Salvage  Mr. Ken Clark  Flooring Merchandiser  Cell: 207.944.3324  Email: <a href="mailto:KClark@Mardens.com">KClark@Mardens.com</a></p>	<p><b>Asset Real Estate Management</b>  Property management and leasing  1 Orchard Street  Augusta, ME 04330  207-622-0066  <i>Call us today for a no obligation/confidential consultation</i>  <i>No onboarding fee, first month's management fee waived</i>  <i>"We appreciate your property"</i></p>	<p><b>STEVENS &amp; DAY, LLP</b>  82 Winthrop Street  Augusta, ME 04330-5506  phone (207) 430.3288  <a href="http://www.StevensDayLaw.com">www.StevensDayLaw.com</a>  Discounted hourly rates and flat fee arrangements for CAHA members  <b>Avery Day, Esq.</b>  <a href="mailto:ADay@StevensDayLaw.com">ADay@StevensDayLaw.com</a></p>
<p><b>Sherwin Williams</b>  Paint + Paint Supplies  (207) 622.6818 (Mgr. Mayez Travis)  <a href="mailto:Mayez.E.Travis@sherwin.com">Mayez.E.Travis@sherwin.com</a></p>	<p><b>Gosline's Hardware</b>  (207) 582.1900 (Mgr.Joel Serabp)  563 Maine Ave.  Farmingdale, ME  Paint, paint supplies, plumbing, heating, electrical, lawn &amp; garden, hand &amp; power tools.</p>	<p><b>State Farm Insurance</b>  Mike Alden, Agent  2540 US Route 202  Winthrop, ME 04364  <b>207.395.2118</b>  <a href="http://www.insuremealden.com">www.insuremealden.com</a></p>	<p><b>Maine Equipment Rentals</b>  1011 Western Ave.,  Manchester, ME 04351  207.621.2160  <a href="http://www.MaineEquipmentRentals.com">www.MaineEquipmentRentals.com</a></p>
<p><b>Bar Harbor Bank &amp; Trust</b>  <a href="mailto:SSachs@BarHarbor.Bank">SSachs@BarHarbor.Bank</a>  207.446.0990  368 Route 3,  South China, ME 04358</p>	<p><b>Mattson's</b>  <b>Flooring &amp; Window Treatments</b>  Manager: Ashley Woods  276 Whitten Rd.  Hallowell, ME 04347  <a href="mailto:AWoods@MattsonFlooring.com">AWoods@MattsonFlooring.com</a></p>	<p><b>Manchester Motor's</b>  Western Ave.  Manchester, ME 04351  207-622-2400  <a href="https://www.manchestermotors.net">https://www.manchestermotors.net</a></p>	<p><b>Northeast Bank</b>  (207) 623.0303  Mortgage loans for residential and investment properties  <a href="https://www.northeastbank.com">https://www.northeastbank.com</a></p>

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