

MAINE STATE LEGISLATURE

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ONE HUNDRED AND FIFTH LEGISLATURE

Legislative Document

No. 250

H. P. 193

House of Representatives, January 20, 1971

Referred to Committee on Judiciary. Sent up for concurrence and ordered printed.

BERTHA W. JOHNSON, Clerk

Presented by Mr. Cote of Lewiston.

STATE OF MAINE

IN THE YEAR OF OUR LORD NINETEEN HUNDRED
SEVENTY-ONE

AN ACT Relating to the Right of Access by Landlords.

Be it enacted by the People of the State of Maine, as follows:

R. S., T. 14, c. 710, additional. Title 14 of the Revised Statutes is amended by adding a new chapter 710 to read as follows:

CHAPTER 710

RENTAL PROPERTY

§ 6021. Landlord's right of access

A landlord or his agent shall only have the right to enter the demised premises for the purposes of inspecting the premises for damage or needed repairs or improvements, not to exceed once monthly, to make necessary repairs or improvements or to exhibit the premises to prospective tenants, purchasers or mortgagees. Unless the tenant agrees otherwise, such entry may be made only during reasonable hours, after advance written notice of at least 72 hours to the tenant of the date, time and purpose of the entry. Entry may be made without prior notice, if landlord or his agent reasonably believes that an emergency, including but not limited to, a fire or broken water pipe, exists and requires such entry without notice.

STATEMENT OF FACT

The purpose of the new provisions embodied in this proposed legislation is to embody in statutory language the landlord's right of access to the rented premises.