

MAINE STATE LEGISLATURE

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FIRST REGULAR SESSION

ONE HUNDRED AND NINTH LEGISLATURE

Legislative Document

No. 502

H. P. 394

House of Representatives, February 13, 1979

On Motion of Mr. Howe of South Portland reconsidered reference and referred to the Committee on Business Legislation. Sent up for concurrence and ordered printed.

EDWIN H. PERT, Clerk

Presented by Mr. Wyman of Pittsfield.

STATE OF MAINE

IN THE YEAR OF OUR LORD NINETEEN HUNDRED
SEVENTY-NINE

AN ACT Providing for Rent Receipts and Requiring Disclosure of a Landlord's Identity.

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

14 MRSA §§ 6022 and 6023 are enacted to read:

§ 6022. Receipts for rent payments and security deposits

1. **Rent receipts required.** A landlord or his agent shall provide a written receipt, as required in subsection 2, for each rental payment and each security deposit payment received partially or fully in cash from any tenant. This receipt shall be delivered to the tenant at the time the cash payment is accepted. If either the rent or security deposit is accepted in more than one installment instead of a single payment, a separate receipt shall be provided for each payment. If the payment for rent and security deposit is received at the same time, a separate receipt, properly identified in accordance with subsection 2, shall be issued each for the rental payment and for the security deposit.

2. **Minimum information.** The information contained in each receipt shall include, but is not limited to, the following: The date of the payment; the amount paid; the name of the party for whom the payment is made; the period for which the payment is being made; a statement that the payment is either for rent or for

security deposit; the signature of the person receiving the payment; and the name of that person printed in a legible manner.

3. **Exemption.** This section shall not apply to any tenancy for a dwelling unit which is part of a structure containing no more than 5 dwelling units, one of which is occupied by the landlord.

§ 6023. Disclosure

1. **Landlord's identity required.** A landlord or any person authorized to enter into a rental agreement on his behalf shall disclose to the tenant in writing, at or before the commencement of the tenancy, the name and address of both the person authorized to manage the premises and the owner or owners of the premises or a person authorized to act for and on behalf of the owner for the purpose of service of process and receiving and receipting for notices and demands.

2. **Information to be current; enforceability.** The information required to be furnished by this section shall be kept current and this section extends to and is enforceable against any successor landlord, owner or manager.

3. **Failure to comply.** A person who fails to comply with subsection 1 becomes an agent of the landlord for service of process and receiving and receipting for notices and demands, and performing the obligations of the landlord under state statutes and under the rental agreement.

STATEMENT OF FACT

This bill assists landlord-tenant relationships by providing for rent receipts in cash transactions to prevent later disputes and provides for disclosure to tenants of the true owner or legally authorized agent of an owner of rental property.

Receipts are a normal and important element of any business transaction. Requiring receipts when cash is paid as rent or security deposit will protect both parties in this equally important transaction.

When property is owned by someone out of state it sometimes becomes difficult to communicate with the right person over problems with the property. Disclosure of an owner's name or an authorized agent will eliminate this problem.