

MAINE STATE LEGISLATURE

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132nd MAINE LEGISLATURE

FIRST REGULAR SESSION-2025

Legislative Document

No. 824

S.P. 342

In Senate, March 4, 2025

An Act Regarding Pet Fees in Rental Housing

Reference to the Committee on Judiciary suggested and ordered printed.

A handwritten signature in black ink, appearing to read 'D M Grant'.

DAREK M. GRANT
Secretary of the Senate

Presented by Senator BAILEY of York.
Cosponsored by Representative DOUDERA of Camden and
Senator: CARNEY of Cumberland, Representatives: ROBERTS of South Berwick, ROEDER
of Bangor, SHAGOURY of Hallowell, SKOLD of Portland, WHITE of Ellsworth.

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

2 **Sec. 1. 14 MRSA §6030-K** is enacted to read:

3 **§6030-K. Pets**

4 **1. Pet security deposit.** All money paid to a landlord, agent, contractor, designee or
5 other entity as a condition of keeping a pet within a dwelling unit, other than money paid
6 for pet rent described in subsection 2, is considered part of the security deposit and must
7 be refundable to the tenant. As used in this section, "pet" means a dog or cat kept in a
8 residential dwelling that is not being kept for commercial purposes.

9 The portion of the security deposit charged for maintaining a pet within a rented dwelling
10 may not exceed \$300.

11 **2. Pet rent.** A landlord, agent, contractor, designee or other entity may charge a
12 monthly fee for pet rent that is separate from the monthly rental charge for a dwelling unit
13 as long as the fee does not exceed 1% of the monthly rental charge, regardless of the number
14 of pets that are kept in the dwelling unit.

15 **3. Pet fees prohibited.** A landlord, agent, contractor, designee or other entity may not
16 charge or collect a fee, other than the pet security deposit described in subsection 1 or the
17 pet rent described in subsection 2, as a condition of keeping a pet within a rented dwelling
18 unit.

19 **4. Service animals and assistance animals.** A landlord, agent, contractor, designee or
20 other entity may not charge or collect a security deposit, as described in subsection 1, or
21 pet rent, as described in subsection 2, for a service animal or an assistance animal that is
22 required by a tenant with a disability as a reasonable accommodation pursuant to Title 5,
23 chapter 337, the federal Fair Housing Act, 42 United States Code, Section 3604(f)(3)(B),
24 or any other law.

25 **SUMMARY**

26 This bill prohibits a landlord, agent, contractor, designee or other entity from charging
27 or collecting a fee as a condition of keeping a pet within a rented dwelling unit, except that
28 a fee for pet rent not to exceed 1% of the monthly rental charge and a pet security deposit
29 not to exceed \$300 may be charged. The bill also prohibits a landlord, agent, contractor,
30 designee or other entity from charging or collecting a fee for a service animal or an
31 assistance animal.