MAINE STATE LEGISLATURE

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132nd MAINE LEGISLATURE

FIRST SPECIAL SESSION-2025

An Act to Prohibit Landlords from Setting Rents Through the Use of Artificial Intelligence

Reference to the Committee on Judiciary suggested and ordered printed.

DAREK M. GRANT
Secretary of the Senate

Presented by Senator TIPPING of Penobscot.
Cosponsored by Senator: CURRY of Waldo, Representatives: GERE of Kennebunkport, GOLEK of Harpswell, MALON of Biddeford, YUSUF of Portland.

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. Prohibition on using algorithmic device or artificial intelligence in setting**
4 **rent**

5 A landlord or any other person responsible for setting the amount of rent to be paid by
6 a tenant for the occupancy of a residential rental property may not use an algorithmic device
7 or artificial intelligence in setting the amount of rent to be paid by a tenant for the
8 occupancy of a residential property, including determining any change in the amount of
9 rent to be paid by a tenant for a renewal of occupancy. For purposes of this section
10 "algorithmic device" means a device that uses one or more algorithms to perform
11 calculations of data, including data concerning local or statewide rent amounts being
12 charged to tenants by landlords, for the purpose of advising a landlord concerning the
13 amount of rent that a landlord may consider charging a tenant. For purposes of this section
14 "artificial intelligence" means an engineered or machine-based system that varies in its
15 level of autonomy and that can, for explicit or implicit objectives, infer from the input it
16 receives how to generate outputs that can influence physical or virtual environments.

17 A violation of this section is considered an unfair trade practice under Title 5, chapter
18 10.

19 **SUMMARY**

20 This bill prohibits a landlord or any other person responsible for setting the amount of
21 rent to be paid by a tenant for the occupancy of a residential rental property from using an
22 algorithmic device or artificial intelligence in setting the amount of rent to be paid by a
23 tenant for the occupancy of a residential property, including determining any change in the
24 amount of rent to be paid by a tenant for a renewal of occupancy. A violation of this
25 prohibition is considered an unfair trade practice.