

MAINE STATE LEGISLATURE

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New Draft of: H. P. 193, L. D. 250

ONE HUNDRED AND FIFTH LEGISLATURE

Legislative Document

No. 1573

H. P. 1253

House of Representatives, April 2, 1971

Reported by a Majority of the Committee on Judiciary and printed under Joint Rules No. 18.

BERTHA W. JOHNSON, Clerk

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 have the right to enter the demised premises only for the following purposes:

1. Inspection. To inspect the demised premises for damage or needed repairs or improvements;
2. Repairs and improvements. To make necessary repairs or improvements to the premises;
3. Exhibition. To exhibit the premises to prospective tenants, purchasers or mortgagees;
4. Rent due. To collect rent due;
5. Emergency. Where the landlord or his agent reasonably believes that an emergency exists. An emergency includes, but is not limited to, a fire, broken water pipe or substantial tenant damage to the demised premises.

For the purposes of subsections 1, 2 and 3, unless the tenant agrees otherwise, such entry may be made only during reasonable hours. For the purpose of subsections 4 and 5 entry may be made without prior notice to the tenant.