

# MAINE STATE LEGISLATURE

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STATE OF MAINE  
HOUSE OF REPRESENTATIVES  
106TH LEGISLATURE

COMMITTEE AMENDMENT "A" to H.P. 1316, L.D. 1726, Bill, "AN ACT Creating Emergency Regulatory Controls on Rent Increases for Residential Property."

Amend said Bill by striking out all of the emergency preamble.

Further amend said Bill in section 1 by inserting at the end the following new sentence: 'However, the civil remedies and criminal penalties contained in this Act shall not apply to rental increases imposed and collected between January 11, 1973 and the effective date of this Act; nor shall rent in excess of the base rent paid in the period between January 11, 1973 and the effective date of this Act be recoverable in an action at law.'

Further amend said Bill in section 2 by inserting at the end a new subsection 5 to read as follows:

'5. Rental units which are subsidized by the federal or state governments or their agencies or authorities, or which are owned and leased by such government, agency or authority.'

Further amend said Bill in section 3 by inserting at the end of the first sentence, before the period, the following punctuation and words: ', plus 5% of that amount'

Further amend said Bill in section 3 by inserting at the end before the period the following: ', plus 5% of that amount'

Further amend said Bill by inserting after section 3 the following:

'Sec. 3-A. Definitions. As used in this Act, the terms "rental unit" and "rental property" shall mean any building, structure

*(Filing No. H-518)*



Amount of annual in- crease in rent per apartment	=	$\frac{\text{Cost of improvements}}{\text{Expected useful life of improvements}}$	X	$\frac{\text{Annual rent for Apartment X}}{\text{Annual rent for the entire building'}}$
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Further amend said Bill in section 6 by striking out in the last line of subsection 4 (same in L.D.) the words "and county and municipal service charges" and inserting in place thereof the following: ', county, municipal or other service or utility charges or increased insurance costs'

Further amend said Bill in section 6 by striking out in the last line of subsection 5 (same in L.D.) the words "or county service charges" and inserting in place thereof the following: ', county or other service or utility charges or increased insurance costs'

Further amend said Bill in section 8 by striking out in the 4th line (3rd and 4th lines of L.D.) the words "orally or"

Further amend said Bill ~~in~~ section 8 by striking out in the 2nd line (same in L.D.) of subsection 3 the words and punctuation: "or rent increase, or both, is" and inserting in place thereof the following: 'and rent increase are'

Further amend said Bill by striking out the emergency clause.

#### Statement of Fact

The purposes of this amendment are to delete the emergency preamble, to exempt rental units which are subsidized by Federal or State Government from operation of the Act, to add 5% to the amount of the initial base rental, to define the terms "rental unit" and "rental property" to include, under increases permitted, governmental and other service and utility charges or insurance costs increases,

*(Filing No. #518)*

to provide a revised formula for calculating the share of the cost of capital improvements to be passed on to the tenant, to require written notification to the landlords of objections to rent increase.

Reported by the Minority of the Committee on Judiciary.

Reproduced and distributed under the direction of the Clerk of the House.

6/7/73

(Filing No. H-518)