

# MAINE STATE LEGISLATURE

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STATE OF MAINE  
SENATE  
108TH LEGISLATURE  
FIRST REGULAR SESSION

(Filing No. S-169)

COMMITTEE AMENDMENT "A" to S.P. 222, L.D. 686,  
Bill, "AN ACT to Regulate Security Deposits on Residential  
Rental Units."

Amend the Bill by striking out everything after the  
enacting clause and inserting in its place the following:

'14 MRSA §6022 is enacted to read:

§6022. Security deposits on rental property

1. Definition. As used in this section, the term  
"security deposit" means any advance or deposit of money,  
the primary function of which, regardless of its denomination,  
is to secure the performance of a rental agreement for  
residential premises or any part thereof.

2. Agreement in writing. As part of a written or  
oral rental agreement for residential premises, a landlord  
shall not demand or receive a security deposit from a  
tenant unless there is a written agreement, signed by  
both parties and in accordance with this section, as to the  
terms under which the security deposit is paid. Such an  
agreement shall include, but need not be limited to:

A. The conditions for the return of the security  
deposit; and

B. A statement of the rate of interest, if any,  
and the method of payment of any interest.'

Statement of Fact

This amendment would require that a security deposit agreement be in writing and would require that certain elements of the agreement be spelled out. It would not dictate the terms of the agreement.

Reported by the Committee on Judiciary.

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May 26, 1977

(Filing No. S-169)