

# MAINE STATE LEGISLATURE

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FIRST REGULAR SESSION

ONE HUNDRED AND NINTH LEGISLATURE

Legislative Document

No. 289

H. P. 244

House of Representatives, February 2, 1979

Referred to the Committee on Judiciary. Sent up for concurrence and ordered printed.

EDWIN H. PERT, Clerk

Presented by Mrs. Berube of Lewiston.

STATE OF MAINE

IN THE YEAR OF OUR LORD NINETEEN HUNDRED  
SEVENTY-NINE

**AN ACT Concerning Implied Warranty and Covenant of Habitability.**

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

**Sec. 1.** 14 MRSA § 6021, sub-§ 3, first sentence, as enacted by PL 1977, c. 401, § 4, is amended to read:

If a condition exists in a dwelling unit which renders the dwelling unit unfit for human habitation, **and which condition was not caused by an act of God, the tenant or other tenants within the same dwelling unit**, then a tenant may file a complaint against the landlord in the District Court or Superior Court.

**Sec. 2.** 14 MRSA § 6021, sub-§ 3, ¶B, as enacted by PL 1977, c. 401, § 4, is amended to read:

**B.** The condition was not caused by **an act of God**, the tenant or another person acting under his control;

STATEMENT OF FACT

This bill clarifies Title 14, section 6021, subsection 3, which indicates that the condition was not caused by the tenant or by another person acting under his control or by an act of God.