

MAINE STATE LEGISLATURE

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FIRST REGULAR SESSION

ONE HUNDRED AND TENTH LEGISLATURE

Legislative Document

No. 416

H. P. 378

House of Representatives, January 26, 1981

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

EDWIN H. PERT, Clerk

Presented by Representative Lund of Augusta.

STATE OF MAINE

IN THE YEAR OF OUR LORD NINETEEN HUNDRED AND EIGHTY-ONE

**AN ACT to Amend the Conditions under Which a Tenant May File a Complaint
Concerning the Habitability of a Dwelling Unit.**

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 was not caused by an act of God**, 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 the tenant, **another tenant in the building** or another person acting under his control;

STATEMENT OF FACT

This bill prevents tenants from filing a complaint against a landlord alleging that the rental unit is unfit for human habitation if that condition was caused by an act of God or by another tenant in the building.