

MAINE STATE LEGISLATURE

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STATE OF MAINE
HOUSE OF REPRESENTATIVES (Filing No. H-142)
110TH LEGISLATURE
FIRST REGULAR SESSION

COMMITTEE AMENDMENT "A" to H.P. 558, L.D. 633, Bill, "AN ACT to Require Equitable Treatment of Electric Charges for Common Areas of Multi-unit Rental Dwellings."

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

'14 MRSA §6024 is enacted to read:

§6024. Electric metering in common areas

No landlord may lease or offer to lease a dwelling unit in a multi-unit residential building where the expense of furnishing electricity to the common areas is the sole responsibility of the tenant in that unit, unless both parties to the lease have agreed in writing that the tenant will pay for such costs in return for a stated reduction in rent or other specified fair consideration that approximates the actual cost of electricity to the common areas. "Common areas" include, but are not limited to, hallways, stairwells, basements, attics, storage areas or fuel furnaces or water heaters used in common with other tenants. Except as provided in this section, a written or oral waiver of this requirement is against public policy and is void. Any person in violation of this section is liable to the lessee for actual damages or \$100, whichever is greater, and reasonable attorneys' fees and costs.'

Statement of Fact

This amendment allows a written waiver for fair consideration.

Reported by the Committee on Public Utilities.
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the House.

3/30/81

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