

# MAINE STATE LEGISLATURE

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FIRST REGULAR SESSION

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ONE HUNDRED AND TENTH LEGISLATURE

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**Legislative Document**

**No. 633**

H. P. 558

House of Representatives, February 4, 1981

Speaker laid before the House and on motion of Representative Davies of Orono, referred to the Committee on Public Utilities. Sent up for concurrence and ordered printed.

EDWIN H. PERT, Clerk

Presented by Representative Brenerman of Portland.

Cosponsors: Representative Hobbins of Saco, Representative J. Diamond of Bangor.

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STATE OF MAINE

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

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**AN ACT to Require Equitable Treatment of Electric Charges for Common Areas of Multi-unit Rental Dwellings.**

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

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 tenants in that unit. "Common areas" include, but are not limited to, hallways, stairwells, basements, attics or storage areas. A written or oral waiver of this requirement is against public policy and is null and void. Any person in violation of this section shall be liable to the lessee for actual damages or \$100, whichever is greater, and reasonable attorneys' fees and costs.

STATEMENT OF FACT

This bill would stop landlords from requiring one tenant to pay for the costs of electricity in the common areas of a multi-unit residential building. In many

buildings the tenant on the first floor ends up paying for the electricity used to light hallways, stairwells, basements, attics and common storage areas. In some cases this includes electricity for a common water heater as well. This is a legitimate responsibility of a landlord and places an unfair burden on the tenant.