

MAINE STATE LEGISLATURE

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FIRST REGULAR SESSION

ONE HUNDRED AND TENTH LEGISLATURE

Legislative Document

No. 725

H. P. 635

House of Representatives, February 9, 1981

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

EDWIN H. PERT, Clerk

Presented by Representative Soulas of Bangor.

STATE OF MAINE

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

AN ACT Relating to Rental Increases.

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

14 MRSA § 6014 is enacted to read:

§ 6014. Rental increases

If any tenancy at will is created orally wherein a periodic tenancy is created and a rental sum is agreed for the period such as rental payable weekly, monthly or yearly, the landlord shall be obligated to give notice of rental increases with a written notice equivalent to the rental period. If the periodic tenancy is weekly, then the notice of rental increase must be served on the tenant at least one week prior to the rental increase going into effect.

Failure of the tenant to give written notice of termination of the rental to the landlord prior to the expiration of the last rental period shall give rise to the presumption that the periodic tenancy continues to exist and the tenant shall be responsible for payment of the rental until the period following receipt of the written notice by the landlord.

STATEMENT OF FACT

Landlords have been obligated by law to notify tenants of rental increases on a 30-day basis regardless of the rental period. If a tenant takes an apartment on a

week-to-week basis, his obligation is to pay rental at the beginning of the week. A 30-day notice presumes that the tenant will remain the entire month. This bill amends the law to bring back to reality rental increases on a periodic basis. In addition, the intention of this bill is to clarify the obligations of tenants. There are few obligations on tenants with regard to notice of vacating a rental unit. This bill requires a tenant to notify a landlord prior to vacating the unit.