

MAINE STATE LEGISLATURE

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1 FIRST REGULAR SESSION
2

3 ONE HUNDRED AND ELEVENTH LEGISLATURE
4

5 Legislative Document

No. 879

6
7 S.P. 291

In Senate, February 24, 1983

8 Referred to the Committee on Judiciary. Sent down for concurrence and
9 ordered printed.

10 JOY J. O'BRIEN, Secretary of the Senate

Presented by Senator Hayes of Penobscot.

Cosponsor: Representative Bost of Orono.

11
12 STATE OF MAINE
13

14 IN THE YEAR OF OUR LORD
15 NINETEEN HUNDRED AND EIGHTY-THREE
16

17 AN ACT Relating to Leases of Dwelling
18 Units in a Multi-unit Residential Building
19 where More than a Month's Rent is Required in
20 Advance.
21

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

24 14 MRSA §6027 is enacted to read:

25 §6027. Payment of advance rent

26 No landlord may lease or offer to lease a dwell-
27 ing unit in a multi-unit residential building where
28 the tenant is required to pay advance rent equivalent
29 to more than one month. A written or oral waiver of
30 this requirement is against public policy and is
31 void. Any person in violation of this section is
32 liable to the leasee for actual damages, including
33 reasonable interest on all improper advances or \$200,

1 whichever is greater, and reasonable attorney's fees
2 and costs.

3 STATEMENT OF FACT

4 The purpose of this bill is to prohibit landlords
5 of multi-unit residential buildings from requiring
6 more than one month's advance rent.

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