

MAINE STATE LEGISLATURE

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1 FIRST REGULAR SESSION

2
3 ONE HUNDRED AND TWELFTH LEGISLATURE

4
5 Legislative Document

No. 723

6
7 H.P. 518

House of Representatives, February 26, 1985

8 Reference to the Committee on Aging, Retirement and Veterans
9 suggested and ordered printed.

10 EDWIN H. PERT, Clerk

Presented by Representative Beaulieu of Portland.

11
12 STATE OF MAINE

13
14 IN THE YEAR OF OUR LORD
15 NINETEEN HUNDRED AND EIGHTY-FIVE

16
17 AN ACT to Insure Fair Housing for Senior
18 Citizens.
19

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

22 Sec. 1. 14 MRSA §6015, as enacted by PL 1981, c.
23 428, §8, is amended to read:

24 §6015. Notice of rent increase

25 Rent Except as required by section 6028, subsec-
26 tion 2, rent charged for residential estates at will
27 may be increased by the lessor only after providing
28 at least 30 days' written notice to the tenant. A
29 written or oral waiver of this requirement is against
30 public policy and is void. Any person in violation of
31 this section is liable for the return of any sums un-
32 lawfully obtained from the lessee, with interest, and
33 reasonable attorneys' fees and costs.

34 Sec. 2. 14 MRSA §6028 is enacted to read:

1 §6028. Protection of elderly tenants

2 1. Twelve-month lease. Any landlord who leases
3 any dwelling unit, as defined in section 6021, sub-
4 section 1, shall give each tenant or prospective ten-
5 ant who is 60 years of age or older the option of
6 choosing a 12 month written lease at the same monthly
7 rent that would be charged for a shorter lease or a
8 tenancy at will. If the tenant chooses the 12-month
9 lease, the landlord may not increase the rent during
10 the term of that lease.

11 2. Notice of rent increase. No landlord may in-
12 crease the rent charged for any dwelling unit to a
13 tenant who is 60 years of age or older without giving
14 written notice to that tenant at least 60 days before
15 the proposed increase.

16 3. Violation and penalty. Any person who vio-
17 lates this section:

18 A. Commits a civil violation for which a forfei-
19 ture of not more than \$250 may be adjudged for
20 each violation; and

21 B. Is liable for the return of any sums unlaw-
22 fully obtained from the tenant, with interest and
23 reasonable attorneys' fees and costs.

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STATEMENT OF FACT

2 This bill is intended to provide more protection
3 for elderly persons who live in rental property. It
4 requires a landlord to offer a 12-month lease to a
5 tenant who is over 60 years of age. It also requires
6 at least 60 days notice of any proposed rent increase
7 for these elderly tenants, whether they rent the
8 property under a 12-month lease or not. Violation of
9 this section is a civil violation punishable by a
10 fine of not more than \$250 and the landlord has to
11 pay back any rent collected in violation of this sec-
12 tion, with interest, as well as reasonable attorney's
13 fees and costs.

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