

# MAINE STATE LEGISLATURE

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L.D. 797  
(Filing No. S-106 )

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STATE OF MAINE  
SENATE  
112TH LEGISLATURE  
FIRST REGULAR SESSION

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COMMITTEE AMENDMENT "A" to S.P. 308, L.D. 797,  
Bill, "AN ACT to Clarify the Laws Relating to Land-  
lords and Tenants."

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Amend the bill in section 3 by striking out the  
first 2 lines (page 2, lines 1 and 2 in L.D.) and in-  
serting in their place the following:

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'Sec. 3. 14 MRSa §6010-A is enacted to read:

§6010-A. Landlord's duty to mitigate'

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Further amend the bill by striking out all of  
sections 4, 5, 6, 9 and 10.

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Further amend the bill by renumbering the sec-  
tions to read consecutively.

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STATEMENT OF FACT

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This amendment deletes from the original bill all  
provisions relating to notice periods and provisions  
defining "security deposit" and requiring landlords  
to pay interest on security deposits.

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Left intact in the bill is a provision giving the  
district court jurisdiction over suits involving il-  
legal evictions. Also retained is the requirement  
that a landlord mitigate his damages when a tenant  
moves from the rental unit before the end of the term  
and owes rent.

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The amendment does not delete the provision in  
the bill which requires at least 30-days notice for  
all rent increases. The provision which prohibits

COMMITTEE AMENDMENT " A " to S.P. 308, L.D. 797

1 rent increases in all tenancies if the unit violates  
2 the warranty of habitability is also retained.

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Reported by Senator Stover for the Committee on Legal Affairs.  
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(5/22/85) (Filing No. S-106)