

MAINE STATE LEGISLATURE

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1 FIRST REGULAR SESSION
2

3 ONE HUNDRED AND TWELFTH LEGISLATURE
4

5 Legislative Document

No. 798

6
7 S.P. 309

In Senate, February 28, 1985

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

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

Presented by Senator Najarian of Cumberland.

11
12 STATE OF MAINE
13

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

17 AN ACT to Improve Remedies for Substandard
18 Housing.
19

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

22 Sec. 1. 14 MRSA §6021, sub-§4, ¶E is enacted to
23 read:

24 E. The court shall award the complainant reason-
25 able attorney's fees and costs.

26 Sec. 2. 14 MRSA §6039 is enacted to read:

27 §6039. Violation as unfair trade practice

28 Any violation of the rights provided in this
29 chapter is an unfair trade practice as defined in Ti-
30 tle 5, chapter 10, and subject to the remedies pro-
31 vided in that chapter in addition to such other reme-
32 di- as may be provided in this chapter or otherwise
33 by law.

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STATEMENT OF FACT

2 This bill provides that when a tenant wins a
3 court action for a landlord's violation of the war-
4 ranty of habitability the court shall award attor-
5 ney's fees to the person bringing the successful com-
6 plaint. The bill also provides that any violation of
7 the landlord tenant laws shall be considered an un-
8 fair trade practice, subject to court action either
9 by the individual parties or by the Attorney General
10 in cases affecting many people.

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