

# MAINE STATE LEGISLATURE

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5.  
D. OF R.

1

L.D. 802

2

(Filing No. S- 186 )

3

STATE OF MAINE

4

SENATE

5

112TH LEGISLATURE

6

FIRST REGULAR SESSION

7

COMMITTEE AMENDMENT "A" to S.P. 313, L.D. 802,

8

"Resolve, Authorizing and Directing the Maine State  
9 Housing Authority to Study and Report on Current  
10 Practices Relating to Enforcement of Safe and Habitable  
11 Conditions in Rental Housing."

12

Amend the resolve by striking out everything af-  
13 ter the title and inserting in its place the follow-  
14 ing:

15

'Preamble. Whereas, safe and habitable rental  
16 housing is both a need and a right of individual  
17 Maine citizens; and

18

Whereas, there are long-standing conditions of  
19 seriously substandard and unsafe rental housing in  
20 Maine communities; and

21

Whereas, there are widely differing degrees of  
22 regulation and enforcement activities related to  
23 those problems and no state policy for resolving  
24 these differences and problems; now, therefore, be it

25

Study of rental housing conditions. Resolved:  
26 That the Maine State Housing Authority, with the as-  
27 sistance of the State Planning Office, is directed to  
28 conduct a study and report to the review committee,  
29 as established by this resolve, by January 1, 1986,  
30 on the existence, provisions in and enforcement of  
31 habitability and safety requirements in rental hous-  
32 ing codes.

33

In conducting the study, the authority is di-  
34 rected to seek the cooperation and assistance of the  
35 Building Code Enforcement Officers, organizations and  
36 representatives of landlords and of tenants and other  
37 agencies or organizations with special interest or

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1 expertise on the subject.

2 The study shall be confined to fact finding and  
3 data analysis. Conclusions and recommendations will  
4 be left to the review committee established by this  
5 resolve. The purpose of the study is to gather, com-  
6 pile and analyze relevant information, especially in  
7 the following areas:

8 1. Current ordinances in the various towns regu-  
9 lating conditions of habitability and safety in rental  
10 housing and current enforcement practices to pro-  
11 mote safe and habitable rental housing; and

12 2. Statistical and anecdotal information illus-  
13 trating the extent and seriousness of unhabitable  
14 conditions in rental housing in the State; and be it  
15 further

16 Review committee established. Resolved: That a  
17 Review Committee on Safe and Habitable Rental Housing  
18 Conditions be established, with membership to be ap-  
19 pointed as follows: The Senate and the House of Rep-  
20 resentatives chairmen of the joint standing committee  
21 of the Legislature having jurisdiction over legal af-  
22 fairs, or their designees, and 5 other members to be  
23 appointed by them, including another Legislator, a  
24 representative of municipalities, a representative of  
25 landlords, a representative of code enforcement offi-  
26 cers and a representative of tenants. The agencies  
27 and organizations performing the study and the Office  
28 of Legislative Assistants shall serve as staff for  
29 the review committee.

30 The Review Committee on Safe and Habitable Rental  
31 Housing Conditions shall:

- 32 1. Approve the work plan for the study;
- 33 2. Conduct general oversight of the study;
- 34 3. Conduct a public hearing on the study;

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1 4. Examine the findings of the study in the  
2 light of testimony received at the hearing; and

3 5. Report, by March 1, 1986, their conclusions  
4 and recommendations to the joint standing committee  
5 of the Legislature having jurisdiction over legal af-  
6 fairs. That report shall include a model ordinance  
7 relating to safety and habitability in rental hous-  
8 ing.

9 **Appropriation. Resolved:** That the following funds  
10 are appropriated from the General Fund to carry out  
11 the purposes of this resolve.

12 1985-86

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14 Review Committee on Safe and  
15 Habitable Rental Housing  
16 Conditions  
17 Personal Services \$ 450  
18 All Other 3,650  
19 Total \$4,100

20 These funds are  
21 to be used to  
22 fund the ex-  
23 penses of the  
24 Review Committee  
25 on Safe and Hab-  
26 itable Rental  
27 Housing Condi-  
28 tions.

29 MAINE STATE HOUSING  
30 AUTHORITY

31 Maine State Housing  
32 Authority  
33 All Other 2,000

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1	Total	\$6,100
2	These funds are	
3	to be used only	
4	to fund the au-	
5	thority's ex-	
6	penses incurred	
7	in the study of	
8	rental housing	
9	conditions.'	

10 STATEMENT OF FACT

11 The purpose of this amendment is to require the  
 12 Maine State Housing Authority and the State Planning  
 13 Office to conduct a study on the existence, provi-  
 14 sions in and enforcement of habitability and safety  
 15 requirements in rental housing codes. A review com-  
 16 mittee is established which will review the study and  
 17 make any recommendations that it determines are nec-  
 18 essary.

19 3746052085

Reported by the Majority for the Committee on Legal  
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