

# MAINE STATE LEGISLATURE

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L.D. 849

(Filing No. H-149 )

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STATE OF MAINE  
HOUSE OF REPRESENTATIVES  
113TH LEGISLATURE  
FIRST REGULAR SESSION

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COMMITTEE AMENDMENT "A" to H.P. 626, L.D. 849,  
Bill, "AN ACT to Limit the Penalty a Landlord can  
Charge a Tenant for Late Payment of Rent."

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Amend the Bill in that part designated "\$6028."  
by striking out all of subsection 2 and inserting in  
its place the following:

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'2. Maximum penalty. A landlord may not assess a  
penalty for the late payment of rent which exceeds 4%  
of the amount due for one month.

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3. Notice in writing. A landlord may not assess  
a penalty for the late payment of rent unless the  
landlord gave the tenant written notice at the time  
they entered into the rental agreement that a penal-  
ty, up to 4% of one month's rent, may be charged for  
the late payment of rent.'

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STATEMENT OF FACT

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This amendment limits the amount of the penalty  
which may be charged for the late payment of rent to  
no more than 4% of one month's rent. It also requires  
that the landlord give the tenant, at the time they  
enter into the rental agreement, written notice that  
the penalty may be charged. This provides the tenant  
with adequate notice of what may happen if he pays  
the rent more than 15 days late. It also protects the  
landlord's interest in that he may still have to make

COMMITTEE AMENDMENT "A" to H.P. 626, L.D. 849

1 mortgage payments even if the tenants do not pay  
2 their rent on time. The amount of the penalty is  
3 closer to the penalty a landlord may have to pay for  
4 a late mortgage payment.

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Reported by the Committee on Legal Affairs  
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House  
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