

MAINE STATE LEGISLATURE

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L.D. 933
(Filing No. S-216)

**STATE OF MAINE
SENATE
114TH LEGISLATURE
FIRST REGULAR SESSION**

COMMITTEE AMENDMENT " A " to S.P. 351, L.D. 933, Bill, "An Act to Require Written Leases for Long-term Tenancies"

Amend the bill by striking out all of the title and inserting in its place the following:

'An Act to Require the Attorney General to Develop a Model Lease for Residential Tenancies'

Further amend the bill by striking out everything after the enacting clause and before the statement of fact and inserting in its place the following:

Sec. 1. Development and distribution of a model, landlord-tenant lease by the Attorney General. No later than February 1, 1990, the Department of Attorney General shall develop and publish a model landlord-tenant lease that describes in plain language the rights and duties of parties to an agreement to rent a residential dwelling unit. In developing this model lease, the Attorney General shall solicit and consider the comments of landlords' and tenants' organizations. The Attorney General, in consultation with representatives of landlords and tenants, shall periodically update the model lease to ensure its conformity with applicable law.

Sec. 2. Lease advisory only. This model lease is advisory only; no landlord or tenant is required to use the model lease.

Sec. 3. Distribution. The Attorney General shall distribute single copies to interested individuals or organizations without cost.

Sec. 4. Report. The Attorney General shall report to the joint standing committee of the Legislature having jurisdiction over legal affairs matters during the First Regular Session of the 115th Legislature regarding the content, distribution and use of the model lease developed under section 1.'

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STATEMENT OF FACT

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This amendment requires the Department of the Attorney General to develop, publish and distribute to interested members of the public a model landlord-tenant lease describing the rights and duties of parties to a residential lease by February 1, 1990. The lease will be in plain, understandable language. In developing and updating the model lease, the Attorney General shall consult with landlords' and tenants' organizations. The lease will be advisory only; landlords and tenants need not use it. The Attorney General will make single copies of the model lease available at no cost.

The Attorney General shall report to the Joint Standing Committee on Legal Affairs Committee during the First Regular Session of the 115th Legislature regarding the publication, distribution and use of the model lease.

Reported by Senator Matthews for the Committee on Legal Affairs. Reproduced and Distributed Pursuant to Senate Rule 12.
(6/6/89) (Filing No. S-216)