

MAINE STATE LEGISLATURE

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114th MAINE LEGISLATURE

FIRST REGULAR SESSION - 1989

Legislative Document

No. 966

H.P. 705

House of Representatives, March 29, 1989

Reference to the Committee on Human Resources suggested and ordered printed.

A handwritten signature in cursive script that reads "Ed Pert".

EDWIN H. PERT, Clerk

Presented by Representative HANDY of Lewiston.

Cosponsored by Representative JALBERT of Lisbon and Senator MATTHEWS of Kennebec.

STATE OF MAINE

IN THE YEAR OF OUR LORD
NINETEEN HUNDRED AND EIGHTY-NINE

**An Act to Clarify Municipal Responsibility for the Provision of
Services and the Payment of Rental Assistance Vouchers.**



1 **Be it enacted by the People of the State of Maine as follows:**

3 **Sec. 1. 14 MRSA §6002, sub-§1,** as amended by PL 1983, c. 398,
5 is further amended to read:

7 **1. Causes for 7-day notice of termination of tenancy.**
9 Notwithstanding any other provisions of this chapter, in the
11 event that the landlord can show, by affirmative proof, that the
13 tenant, the tenant's family or an invitee of the tenant has
15 caused substantial damage to the demised premises which the
17 tenant has not repaired or caused to be repaired before the
19 giving of the notice provided in this subsection, has caused or
21 permitted a nuisance within the premises, has caused or
23 permitted an invitee to cause the dwelling unit to become unfit
25 for human habitation or has violated or permitted a violation of
27 the law regarding the tenancy, or when the tenant is 14 days or
29 more in arrears in payment of his rent, the tenancy may be
31 terminated by the landlord by 7 days' notice in writing for that
33 purpose given to the tenant, and in the event that the landlord
35 or his the landlord's agent has made at least 3 good faith
37 efforts to serve the tenant, that service may be accomplished by
both mailing the notice by first class mail to the tenant's last
known address and by leaving the notice at the tenant's last and
usual place of abode. If a tenant, who is 14 days or more in
arrears in payment of his rent, pays the full amount of rent due
before the expiration of the 7-days' notice in writing, that
notice shall be void. ~~Payment or written assurance of payment
through the general assistance program, as authorized by the
State or a municipality pursuant to Title 22, chapter 1251,~~
shall be given the same effect as payment in cash. Payment or
written assurance of payment through the general assistance
program, as authorized by the State or municipality pursuant to
Title 22, chapter 1161, shall be given the same effect as
payment in cash, provided that any written assurance of payment
specifies that the obligation shall be paid by the State or
municipality within 7 days of issuance of the assurance.

39 **Sec. 2. 30-A MRSA §3007, sub-§5** is enacted to read:

41 **5. Nondiscrimination.** No municipality may discriminate in
43 the provision of services, deny or fail to provide services or
45 attach any fees, terms or conditions to the provision of
services to any residential dwelling unit based on the fact that
the unit is part of a multi-unit building or complex.

47 STATEMENT OF FACT

49 Current law requires landlords to accept general assistance
51 vouchers in satisfaction of a tenant's rent obligation. Some
municipalities take up to 30 days to pay these vouchers. This
bill would require payment of rent vouchers within 7 days of
issuance.

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Some municipalities have discriminated against tenants living in multi-unit residential dwellings by refusing to provide services or requiring supplemental fees for such services as trash collection and snow removal. These extra costs are passed on to tenants thus causing an unfair hardship for them. This bill would prohibit such discriminatory treatment.