

# MAINE STATE LEGISLATURE

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# 114th MAINE LEGISLATURE

## SECOND REGULAR SESSION - 1990

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Legislative Document

No. 2172

H.P. 1567

House of Representatives, January 10, 1990

Submitted by the Department of the Attorney General pursuant to Joint Rule 24.  
Reference to the Committee on Legal Affairs suggested and ordered printed.

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

EDWIN H. PERT, Clerk

Presented by Representative GURNEY of Portland.

Cosponsored by Representative RYDELL of Brunswick and Senator  
BRANNIGAN of Cumberland.

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STATE OF MAINE

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IN THE YEAR OF OUR LORD  
NINETEEN HUNDRED AND NINETY

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**An Act to Clarify the Status of Permanent Residents in Hotels and  
Lodging and Rooming Houses.**

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

14 MRSA §6002, sub-§4 is enacted to read:

4. Tenants at will in a hotel or lodging house. A person has a tenancy at will in a hotel, lodging house, rooming house or similar facility when that person has established a permanent residency in that facility. A person is presumed to have established a permanent residency if that person has resided in the facility for 30 days or more. This presumption may not apply to any facility that maintains a guest register as required by Title 30-A, section 3821.

#### STATEMENT OF FACT

This bill clarifies that permanent residents at hotels, lodging houses, rooming houses and similar facilities are "tenants at will" and may be forcibly evicted only in accordance with the State's forcible entry and detainer laws. A long-term resident will not be presumed to have established a permanent residency if the facility maintains a guest register listing each guest's length of stay. These guest registers are typically maintained by hotels and motels.