

# MAINE STATE LEGISLATURE

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# 116th MAINE LEGISLATURE

FIRST REGULAR SESSION-1993

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Legislative Document

No. 730

S.P. 237

In Senate, March 2, 1993

**An Act to Permit Inspections upon Notice by Landlords of Apartments of At-will Tenants.**

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Reference to the Committee on Legal Affairs suggested and ordered printed.

A handwritten signature in cursive script that reads "Joy J. O'Brien".

JOY J. O'BRIEN  
Secretary of the Senate

Presented by Senator CLEVELAND of Androscoggin.

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

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Sec. 1. 14 MRSA §6025, sub-§1, as enacted by PL 1981, c. 428, §10, is amended to read:

1. Tenant obligations. A Subject to subsection 2-A, a  
tenant may not unreasonably withhold consent to the landlord to  
enter into the dwelling unit in order to inspect the premises,  
make necessary or agreed repairs, decorations, alterations or  
improvements, supply necessary or agreed services or exhibit the  
dwelling unit to prospective or actual purchasers, mortgagees,  
tenants, ~~women~~ workers or contractors.

Sec. 2. 14 MRSA §6025, sub-§2-A is enacted to read:

2-A. Tenants-at-will. Notwithstanding subsection 2, a  
landlord may enter to inspect the dwelling unit of a  
tenant-at-will only twice annually and only after the landlord  
has given the tenant-at-will 10-days' notice.

#### STATEMENT OF FACT

This bill allows landlords of tenants-at-will to enter their  
dwelling units only 2 times a year for inspection and only after  
the landlord has given a 10-day notice.