

MAINE STATE LEGISLATURE

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R. of S.

L.D. 1215

(Filing No. H- 376)

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STATE OF MAINE
HOUSE OF REPRESENTATIVES
116TH LEGISLATURE
FIRST REGULAR SESSION

COMMITTEE AMENDMENT "A" to H.P. 900, L.D. 1215, Bill, "An Act Concerning Repairs Performed by Rental Tenants"

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. 14 MRSA §6026, sub-§2, as enacted by PL 1981, c. 428, §10, is amended to read:

2. Tenant action if landlord fails to act. If a landlord fails to maintain a rental unit in compliance with the standards of subsection 1 and the reasonable cost of compliance is less than \$100 \$250 or an amount equal to 1/2 the monthly rent, whichever is greater, the tenant shall notify the landlord in writing of ~~his~~ the tenant's intention to correct the condition at the landlord's expense. If the landlord fails to comply within 14 days after being notified by the tenant in writing by certified mail, return receipt requested, or as promptly as conditions require in case of emergency, the tenant may cause the work to be done ~~in a workmanlike manner~~ with due professional care with the same quality of materials as are being repaired. Installation and servicing of electrical, oil burner or plumbing equipment shall ~~shall~~ must be by a professional licensed pursuant to Title 32. After submitting to the landlord an itemized statement, the tenant may deduct from ~~his~~ the tenant's rent the actual and reasonable cost or the fair and reasonable value of the work, not exceeding the amount specified in this subsection. This subsection does not apply to repairs of damage caused by the tenant or the tenant's invitee.

COMMITTEE AMENDMENT

R. of S.

COMMITTEE AMENDMENT "A" to H.P. 900, L.D. 1215

STATEMENT OF FACT

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This amendment raises the amount for repairs that a tenant may deduct from rent. It provides that deductions from rent may not be made for repairs of damage that is caused by the tenant or the tenant's invitee.

Reported by the Committee on Legal Affairs
Reproduced and distributed under the direction of the Clerk of the House
5/19/93 (Filing No. H-376)