

MAINE STATE LEGISLATURE

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117th MAINE LEGISLATURE

FIRST REGULAR SESSION-1995

Legislative Document

No. 359

H.P. 257

House of Representatives, January 31, 1995

**An Act to Allow a Prevailing Tenant Reasonable Attorney's Fees in a
Warranty of Habitability Case.**

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

A handwritten signature in black ink that reads "Joseph W. Mayo".

JOSEPH W. MAYO, Clerk

Presented by Representative JONES of Bar Harbor.
Cosponsored by Representative: VOLENIK of Sedgwick.

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

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Sec. 1. 14 MRSA §6021, sub-§4, ¶D, as enacted by PL 1977, c. 401, §4, is amended to read:

D. The court may enter such other orders as the court may deem necessary to accomplish the purposes of this section. The court may award reasonable attorney's fees to a prevailing tenant. The court may not award consequential damages for breach of the warranty of fitness for human habitation.

Upon the filing of a complaint under this section, the court shall enter such temporary restraining orders as may be necessary to protect the health or well-being of tenants or of the public.

STATEMENT OF FACT

This bill allows a court to award reasonable attorney's fees to a prevailing tenant in a warranty of habitability case.