

MAINE STATE LEGISLATURE

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121st MAINE LEGISLATURE

FIRST REGULAR SESSION-2003

Legislative Document

No. 1381

S.P. 451

In Senate, March 18, 2003

An Act To Regulate the Landlord-tenant Relationship

Reference to the Committee on Legal and Veterans 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 STRIMLING of Cumberland.
Cosponsored by Representative SIMPSON of Auburn and
Senators: BRENNAN of Cumberland, BROMLEY of Cumberland, CATHCART of
Penobscot, DAMON of Hancock, HATCH of Somerset, Representatives: DUDLEY of
Portland, PINGREE of North Haven, SUSLOVIC of Portland.

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

4 **Sec. 1. 14 MRSA §6015**, as amended by PL 1985, c. 293, §4, is
further amended to read:

6 **§6015. Notice of rent increase**

8 Rent charged for residential estates may be increased by the
lessor only after providing at least 30 days' written notice to
10 the tenant. A written or oral waiver of this requirement is
against public policy and is void. In the event the increase in
12 rent charged is 10% or greater than the rent charged before the
14 increase, the lessor must provide at least 90 days' written
16 notice to the tenant. In the event the increase is 20% or
18 greater than the rent charged before the increase, the lessor
must provide at least 180 days' written notice to the tenant.
The notice of increase must be given on the date the normal rent
is due. Any person in violation of this section is liable for
the return of any sums unlawfully obtained from the lessee, with
20 interest, and reasonable attorneys' attorney's fees and costs.

22 **SUMMARY**

24 This bill changes the amount of time given to a tenant of a
26 notice of a rent increase from 30 days' to 90 days' written
notice if the increase is 10% or greater than the rent charged
28 before the increase. It also requires a 6-month notice if the
increase is greater than 20% of the rent charged before the
30 increase.