

MAINE STATE LEGISLATURE

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124th MAINE LEGISLATURE

FIRST REGULAR SESSION-2009

Legislative Document

No. 497

H.P. 352

House of Representatives, February 12, 2009

An Act To Conserve Energy in Residential Leasehold Tenancies

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

Millicent M. MacFarland
MILLICENT M. MacFARLAND
Clerk

Presented by Representative TUTTLE of Sanford.

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

2 **Sec. 1. 14 MRSA §6030-D is enacted to read:**

3 **§6030-D. Energy conservation measures**

4 A landlord may provide heat at less than 68 degrees Fahrenheit if stated in an
5 agreement for the rental of the dwelling unit. The agreement must be a written lease with
6 the minimum temperature for the heat, which may not be below 62 degrees Fahrenheit,
7 specifically stated. The agreement must provide a reduction in rent or other specified fair
8 consideration to the tenant in exchange for an agreed temperature below 68 degrees
9 Fahrenheit.

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SUMMARY

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This bill allows a landlord and tenant to agree in a written lease for the landlord to provide heat at less than 68 degrees Fahrenheit to a minimum of 62 degrees Fahrenheit if the lease provides a reduction in rent or other consideration for the lower heat.

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