

# MAINE STATE LEGISLATURE

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# 126th MAINE LEGISLATURE

## FIRST REGULAR SESSION-2013

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Legislative Document

No. 459

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H.P. 309

House of Representatives, February 14, 2013

### **An Act To Amend the Law Concerning a Landlord's Right To Inspect Property**

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

*Millicent M. MacFarland*  
MILLICENT M. MacFARLAND  
Clerk

Presented by Representative CASAVANT of Biddeford.

Cosponsored by Representatives: CHENETTE of Saco, DeCHANT of Bath, HARLOW of Portland, ROCHELO of Biddeford, Senator: DUTREMBLE of York.

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

**Sec. 1. 14 MRSA §6025, sub-§1**, as amended by PL 1999, c. 204, §1, is further amended to read:

**1. Tenant obligations.** 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, workers or contractors. If a tenant does not consent to the landlord's entering the dwelling unit for the reasons listed in this subsection within the period of reasonable notice provided by the landlord under subsection 2, the tenant shall provide a time within 72 hours of receipt of the original notice for the landlord to enter into the dwelling unit.

A tenant may not change the lock to the dwelling unit without giving notice to the landlord and giving the landlord a duplicate key within 48 hours of the change.

**Sec. 2. 14 MRSA §6025, sub-§2**, as enacted by PL 1981, c. 428, §10, is amended to read:

**2. Landlord obligations.** Except in the case of emergency or if it is impracticable to do so, the landlord shall give the tenant reasonable notice of ~~his~~ the landlord's intent to enter and ~~shall~~ may enter only at reasonable times. Twenty-four hours is presumed to be a reasonable notice in the absence of evidence to the contrary. If consent to enter the dwelling unit is not received by the landlord as provided in subsection 1, the landlord may enter the dwelling unit without consent of the tenant.

## SUMMARY

This bill requires a tenant who is unable to provide a landlord access to the dwelling unit upon 24 hours' notice to set up an alternative time within 72 hours when the landlord may be granted access to the dwelling unit. If the tenant fails to provide an alternative time and denies access to the dwelling unit by the landlord, the landlord is authorized to enter the dwelling unit without consent of the tenant.