

# MAINE STATE LEGISLATURE

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# 130th MAINE LEGISLATURE

## FIRST REGULAR SESSION-2021

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Legislative Document

No. 660

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H.P. 487

House of Representatives, March 3, 2021

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**An Act Regarding Protection from Power Outages for Tenants 65  
Years of Age and Older in Subsidized Housing**

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Received by the Clerk of the House on March 1, 2021. Referred to the Committee on  
Judiciary pursuant to Joint Rule 308.2 and ordered printed pursuant to Joint Rule 401.

A handwritten signature in cursive script that reads "Robert B. Hunt".

ROBERT B. HUNT  
Clerk

Presented by Representative HEAD of Bethel.

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

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

3 **§6030-H. Protection from power outages for tenants 65 years of age and older in**  
4 **subsidized housing**

5 **1. Definition; subsidized apartment.** For the purposes of this section, "subsidized  
6 apartment" has the same meaning as in section 6030-F, paragraph C.

7 **2. Secondary source of electricity required.** A landlord or other person who on  
8 behalf of a landlord enters into a lease or tenancy at will agreement for a subsidized  
9 apartment with a tenant 65 years of age or older shall ensure that the apartment is equipped  
10 with a secondary source of electricity in the event of a power outage.

11 **3. Breach of implied warranty.** The failure of a landlord or other person who on  
12 behalf of a landlord enters into a lease or tenancy at will agreement for a subsidized  
13 apartment with a tenant 65 years of age or older to ensure that the subsidized apartment is  
14 equipped with a secondary source of electricity in the event of a power outage is a breach  
15 of the implied warranty of fitness for human habitation in accordance with section 6021.

16 **SUMMARY**

17 This bill requires a landlord or other person who on behalf of a landlord enters into a  
18 lease or tenancy at will agreement for a subsidized apartment with a tenant 65 years of age  
19 or older to ensure that the apartment is equipped with a secondary source of electricity in  
20 the event of a power outage.