

# MAINE STATE LEGISLATURE

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# 131st MAINE LEGISLATURE

## FIRST REGULAR SESSION-2023

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Legislative Document

No. 558

H.P. 363

House of Representatives, February 9, 2023

### An Act Regarding Rental Housing Applications

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Reference to the Joint Select Committee on Housing suggested and ordered printed.

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

ROBERT B. HUNT  
Clerk

Presented by Representative COSTAIN of Plymouth.

Cosponsored by Representatives: CRAY of Palmyra, MORRIS of Turner, QUINT of  
Hodgdon, SAMPSON of Alfred.

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

2 **Sec. 1. 14 MRSA §6022-A** is enacted to read:

3 **§6022-A. Application for rental property**

4 **1. Notice to prospective tenant.** Prior to obtaining any information about a  
5 prospective tenant, the landlord or landlord's agent shall notify the prospective tenant in  
6 writing what types of information will be accessed to conduct the tenant screening,  
7 including, but not limited to, background checks and credit checks, and what criteria may  
8 result in denial of the rental application.

9 **2. Fees.** A landlord or landlord's agent may not charge a prospective tenant any  
10 payment, fee or charge for the processing, review or acceptance of a rental application more  
11 than one time in a 12-month period.

12 **SUMMARY**

13 This bill requires a landlord or landlord's agent, prior to obtaining any information  
14 about a prospective tenant, to notify the prospective tenant in writing what types of  
15 information will be accessed to conduct the tenant screening, including, but not limited to,  
16 background checks and credit checks, and what criteria may result in denial of the rental  
17 application. The bill also prohibits a landlord or landlord's agent from charging a  
18 prospective tenant any payment, fee or charge for the processing, review or acceptance of  
19 a rental application more than one time in a 12-month period.