

MAINE STATE LEGISLATURE

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131st MAINE LEGISLATURE

FIRST REGULAR SESSION-2023

Legislative Document

No. 690

H.P. 459

House of Representatives, February 16, 2023

**An Act to Streamline Rental Application Screenings by Allowing
Potential Tenants to Use Screening Services**

Reference to the Committee on Judiciary suggested and ordered printed.


ROBERT B. HUNT
Clerk

Presented by Representative ROEDER of Bangor.
Cosponsored by Representatives: GERE of Kennebunkport, GRAMLICH of Old Orchard
Beach, RANA of Bangor, SALISBURY of Westbrook, SUPICA of Bangor, Senator: TIPPING
of Penobscot.

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. Screening services**

4 **1. Definition.** As used in this section, unless the context otherwise indicates, the
5 following terms have the following meanings.

6 A. "Screening service" means a service that assesses the eligibility of potential tenants
7 for a rental property by allowing an owner of rental property or a rental property
8 manager to check the background of the applying tenant, including a credit check.

9 **2. Screening service report.** Except as provided by subsection 4, a prospective tenant
10 may use a screening service report in applying for the rental of a residence. The report
11 must include the date the report is issued. The prospective tenant may use the report for
12 multiple applications within 30 days from the date the report is issued. A report is not valid
13 for use in an application for the rental of a residence after the 30th day after the date the
14 report is issued.

15 **3. Costs.** The prospective tenant shall pay the cost of the screening service report. A
16 screening service may not impose a charge based on the number of applications in which
17 the report is used.

18 **4. Application fee.** If an owner of residential rental property or a residential rental
19 property manager does not allow a prospective tenant to use a screening service report in
20 an application for the rental of a residence, the owner or manager may not charge an
21 application fee greater than \$25.

22 **SUMMARY**

23 This bill allows a prospective tenant to use a screening service report in applying for
24 the rental of a residence. An owner of residential rental property or a residential rental
25 property manager may choose to not allow a prospective tenant to use a screening service
26 report in an application for the rental of a residence, but the owner or manager is then
27 limited to charging an application fee no greater than \$25.