

MAINE STATE LEGISLATURE

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Date 6/15/23 Majority (Filing No H-561) L D 701

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STATE OF MAINE
HOUSE OF REPRESENTATIVES
131ST LEGISLATURE
FIRST SPECIAL SESSION

COMMITTEE AMENDMENT "A" to H P 470, L D 701, "An Act to Increase the Notice Period for Rent Increases"

Amend the bill by striking out the title and substituting the following

'An Act to Increase the Notice Period for Rent Increases of 10 Percent or More'

Amend the bill by striking out everything after the enacting clause and inserting the following

'Sec. 1. 14 MRSA §6015, first ¶, as amended by PL 2003, c 259, §1, is further amended to read

~~Rent~~ Except as provided in subsection 1, rent charged for residential estates may be increased by the ~~lessee~~ landlord only after providing at least 45 days' written notice to the tenant. A written or oral waiver of this requirement is against public policy and is void. Any person in violation of this section is liable for the return of any sums unlawfully obtained from the ~~lessee~~ tenant, with interest, and reasonable attorney's fees and costs.

1. Increase of 10% or more. If rent charged for a residential estate is increased by the landlord by 10% or more, the landlord must provide at least 75 days' written notice to the tenant. If the landlord increases rent more than once in a 12-month period, and the increases add up to a total increase of 10% or more, the landlord must provide at least 75 days' written notice prior to any increase that brings the total increase in rent to 10% or more. A written or oral waiver of this requirement is against public policy and is void. Any person in violation of this subsection is liable for the return, with interest, of any sums unlawfully obtained from the tenant and reasonable attorney's fees and costs.

Amend the bill by relettering or renumbering any nonconsecutive Part letter or section number to read consecutively

COMMITTEE AMENDMENT

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COMMITTEE AMENDMENT "A" to H P 470, L D 701

SUMMARY

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This amendment strikes and replaces the bill and requires that a landlord provide at least 75 days' written notice to a tenant for an increase in rent that is 10% or greater over a 12-month period