



131st MAINE LEGISLATURE

FIRST REGULAR SESSION-2023

Legislative Document

No. 701

H.P. 470

House of Representatives, February 16, 2023

An Act to Increase the Notice Period for Rent Increases

Reference to the Committee on Judiciary suggested and ordered printed.

R(+ B. Hunt

ROBERT B. HUNT Clerk

Presented by Representative KESSLER of South Portland. Cosponsored by Senator DUSON of Cumberland and Representatives: CLOUTIER of Lewiston, GATTINE of Westbrook, GERE of Kennebunkport, HASENFUS of Readfield, MILLETT of Cape Elizabeth, RIELLY of Westbrook, Speaker TALBOT ROSS of Portland, Senator: CARNEY of Cumberland.

| 1 | Be it enacted by the People of the State of Maine as follows: |
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| 2 | Sec. 1. 14 MRSA §6015, as amended by PL 2003, c. 259, §1, is further amended to |
| 3 | read: |
| 4 | §6015. Notice of rent increase |
| 5 | Rent charged for residential estates may be increased by the lessor only after providing |
| 6 | at least 45 90 days' written notice to the tenant. A written or oral waiver of this requirement |
| 7 | is against public policy and is void. Any person in violation of this section is liable for the |
| 8 | return of any sums unlawfully obtained from the lessee, with interest, and reasonable |
| 9 | attorney's fees and costs. |
| 10 | SUMMARY |
| 11 | This bill increases the notice period for rent increases from 45 days to 90 days. |