



## **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:
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.