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**131st Legislature (2022-2024)**

**History and Final Disposition**

LD 1490 / HP0945

Original Title: An Act to Reduce Rental Housing Costs by Eliminating Additional Fees at or Prior to the Commencement of Tenancy. New Title: An Act to Reduce Rental Housing Costs by Limiting Additional Fees at or Prior to the Commencement of Tenancy. Presented by Representative KESSLER of South Portland. Referred to the Joint Standing Committee on Judiciary. Public Hearing 05/18/23. Majority (OTP-AM) Report Accepted 03/20/24. Amended by: CA H-831, HA/CA (Changed Title) H-838. Carried Over: 07/26/23. Final Disposition: Enacted, Signed 04/03/24, PUBLIC LAW, Chapter 594.

**Original Bill**

[LD 1490 \(131st Legis. 2023\)](#)

**Analyst's Summary of Enacted Law**

[LD 1490 / PL 2023, c. 594](#)

**Committee Materials**

Joint Standing Committee on Judiciary

- (Master file available on request—please include citation: cf131-LD-1490.pdf)

[Public Hearing \(Audio File\) \(JUD\) \(05/18/2023\)](#)

[Work Session \(Audio File\) \(JUD\) \(05/24/2023\)](#)

[Work Session \(Audio File\) \(JUD\) \(06/01/2023\)](#)

[Work Session \(Audio File\) \(JUD\) \(06/07/2023\)](#)

[Work Session \(Audio File\) \(JUD\) \(01/03/2024\)](#)

[Work Session \(Audio File\) \(JUD\) \(01/10/2024\)](#)

[Work Session \(Audio File\) \(JUD\) \(01/16/2024\)](#)

- (Click audio link on committee page. Audio files may cover several bills.)

**New Drafts and Amendments**

[Amendment CA \(H-831\) \(LD 1490 2024\) \(Passed\)](#)

[Amendment HA/CA \(H-838\) \(LD 1490 2024\) \(Passed\)](#)

**Floor Proceedings and Debate**

[HOUSE, April 5, 2023 \(H-277-289\)](#)

p. H-283

[SENATE, April 06, 2023 \(S-411-423\)](#)

p. S-412

[HOUSE, April 11, 2023 \(H-297-310\)](#)

p. H-297

[SENATE, April 12, 2023 \(S-436-449\)](#)

p. S-437

[SENATE, July 25, 2023 \(S-1531-1592\)](#)

p. S-1584

[HOUSE, July 25, 2023 \(H-1153-1189\)](#)

p. H-1182

[HOUSE, March 19, 2024 \(H-1476-1491\)](#)

p. H-1482 (Amendment(s) H-831)

[HOUSE, March 19, 2024 \(H-1476-1491\)](#)

p. H-1487 (Remarks) (Roll Call(s)(p1490)) (Amendment(s) H-831, H-838)

[SENATE, March 20, 2024 \(S-2014-2035\)](#)

p. S-2022 (Remarks) (Roll Call(s)(p2023)) (Amendment(s) H-831, H-838)

[HOUSE, March 25, 2024 \(H-1506-1517\)](#)

p. H-1516 (Amendment(s) H-838, H-831)

[SENATE, March 26, 2024 \(S-2070-2085\)](#)

p. S-2078 (Amendment(s) H-838, H-831)

#### **Enacted Law or Resolve**

[PL 2023, c. 594](#)

#### **News Articles**

White House praises Maine Law that limits rental application fees (Emma Kilbride) (Portland Press Herald, 7/20/2023, p. B1, B3) ● (Available on request—please include the following citation: 131/LD14xx/nc131-LD-1490/PPH 230720F.pdf)

Maine House backs bill requiring landlords to disclose fees (Ohm, Rachel) (Portland Press Herald, 3/20/2024, p. A1, A6) ● (Available on request—please include the following citation: 131/LD14xx/nc131-LD-1490/PPH 240320D.pdf)

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