



# 132nd MAINE LEGISLATURE

## FIRST SPECIAL SESSION-2025

---

Legislative Document

No. 1471

---

H.P. 963

House of Representatives, April 3, 2025

**An Act to Require Energy Efficiency Disclosure Statements and  
Energy Efficiency Standards for Certain Rental Housing in the  
State**

---

Reference to the Committee on Judiciary suggested and ordered printed.

A handwritten signature in cursive script that reads "R B. Hunt".

ROBERT B. HUNT  
Clerk

Presented by Representative EDER of Waterboro.  
Cosponsored by Representatives: JULIA of Waterville, SACHS of Freeport.

1 **Be it enacted by the People of the State of Maine as follows:**

2 **Sec. 1. 14 MRSA §6030-C, sub-§3** is enacted to read:

3 **3. Failure to provide energy efficiency disclosure statement.** Beginning January 1,  
4 2030, a tenant under subsection 2 who does not receive a signed energy efficiency  
5 disclosure statement as required by this section may terminate the tenant's lease by  
6 providing the landlord a 30-day written notice. Except as provided in section 6033, a  
7 landlord may not retain a security deposit or a portion of a security deposit for a lease or  
8 tenancy at will terminated as a result of a failure to provide a signed energy efficiency  
9 disclosure statement in accordance with this section.

10 **Sec. 2. 14 MRSA §6030-C, sub-§4** is enacted to read:

11 **4. Failure to meet insulation standards.** Beginning January 1, 2035, a tenant under  
12 subsection 2 whose rental dwelling unit does not meet the insulation standards under the  
13 suggested energy efficiency standards under Title 35-A, section 10117, subsection 2 may:

14 A. Terminate the tenant's lease by providing the landlord a 30-day written notice.  
15 Except as provided in section 6033, a landlord may not retain a security deposit or a  
16 portion of a security deposit for a lease or tenancy at will terminated as a result of a  
17 failure to provide adequate insulation in the tenant's dwelling unit in accordance with  
18 this subsection; or

19 B. If the tenant pays for the heat, receive an amount equal to 50% of the tenant's  
20 monthly heating bill from the landlord until the insulation standards of the tenant's  
21 dwelling unit under Title 35-A, section 10117, subsection 2 are met. If the tenant's  
22 utility bill for the dwelling unit's heat includes charges for other uses or services, the  
23 portion of the tenant's utility bill representing the cost for heating must be reasonably  
24 estimated.

25 **Sec. 3. 14 MRSA §6030-C, sub-§5** is enacted to read:

26 **5. Exemptions.** Subsection 4 does not apply to an owner-occupied building of 3  
27 dwelling units or less, a short-term rental of less than 30 days or a dwelling unit that is  
28 rented less than 2 years out of any 5-year period. A landlord may be exempt from  
29 subsection 4, paragraph B if the landlord demonstrates that meeting the insulation standard  
30 under Title 35-A, section 10117, subsection 2 for the dwelling unit is impractical or subjects  
31 the landlord to undue economic burden or hardship.

32 **Sec. 4. 14 MRSA §6030-C, sub-§6** is enacted to read:

33 **6. Rebuttable presumption of retaliation.** In any action of forcible entry and  
34 detainer under section 6001, there is a rebuttable presumption that the action was  
35 commenced in retaliation against the tenant if, within 6 months before the commencement  
36 of the action, the tenant has asserted the tenant's rights pursuant to this section. The  
37 rebuttable presumption of retaliation does not apply unless the tenant asserted that tenant's  
38 rights pursuant to this section prior to being served with the eviction notice. There is no  
39 presumption of retaliation if the action for forcible entry and detainer is brought for failure  
40 to pay rent or for causing substantial damage to the premises.

41 **Sec. 5. 14 MRSA §6030-C, sub-§7** is enacted to read:



1 residential units and requires the Public Utilities Commission, the Efficiency Maine Trust  
2 and the Maine State Housing Authority to post the energy efficiency disclosure statement  
3 form and the minimum energy efficiency standards on their publicly accessible websites  
4 and to distribute the forms and the standards to tenants' rights organizations, elderly  
5 advocacy organizations and other entities determined relevant by the Public Utilities  
6 Commission, the Efficiency Maine Trust and the Maine State Housing Authority.