



# 132nd MAINE LEGISLATURE

## FIRST SPECIAL SESSION-2025

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Legislative Document

No. 1750

H.P. 1168

House of Representatives, April 22, 2025

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**An Act to Require the Attorney General to Create and Update  
Biennially a Model Residential Lease**

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Reference to the Committee on Judiciary suggested and ordered printed.

  
ROBERT B. HUNT  
Clerk

Presented by Representative BOYER of Poland.  
Cosponsored by Senator TALBOT ROSS of Cumberland and  
Representatives: ARATA of New Gloucester, CARUSO of Caratunk, FOLEY of Wells,  
HENDERSON of Rumford, KUHN of Falmouth, LEE of Auburn, MONTELL of Gardiner,  
POIRIER of Skowhegan.

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

2 **Sec. 1. 14 MRSA §6030-K** is enacted to read:

3 **§6030-K. Model residential lease**

4 **1. Model residential lease.** By December 1, 2025, the Attorney General shall create  
5 and post on its publicly accessible website a model lease for residential property that  
6 complies with current law, including any disclosure and any document required to be  
7 attached to a residential lease. The Attorney General shall update the model lease  
8 biennially and post the revised model lease no later than December 1st of every odd-  
9 numbered year. In creating and revising a model lease under this subsection, the Attorney  
10 General shall consult with one or more tenant advocacy organizations and one or more  
11 landlord advocacy organizations.

12 **2. Neutrality.** A model lease under subsection 1 may not favor the rights and interests  
13 of either a tenant or a landlord.

14 **3. Public comment.** The Attorney General shall post for public comment a draft of  
15 the model lease on a publicly accessible website for 30 days prior to posting the model  
16 lease under subsection 1.

17 **SUMMARY**

18 This bill requires the Attorney General to create and post on its publicly accessible  
19 website a model residential lease that complies with current law, including any disclosure  
20 and any document required to be attached to a residential lease, and to update the model  
21 lease biennially. The bill requires the Attorney General to consult with one or more tenant  
22 advocacy organizations and one or more landlord advocacy organizations in creating and  
23 revising the model lease. It requires that the model lease be neutral and not favor either  
24 tenant or landlord rights and interests and requires posting for public comment a draft of  
25 the model lease on a publicly accessible website for 30 days prior to posting the final  
26 version.