

STATE OF MAINE

IN THE YEAR OF OUR LORD

TWO THOUSAND TWENTY-THREE

H.P. 470 - L.D. 701

An Act to Increase the Notice Period for Rent Increases of 10 Percent or More

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

Sec. 1. 14 MRSA §6015, as amended by PL 2003, c. 259, §1, is repealed and the following enacted in its place:

§6015. Notice of rent increase

1. Increase of rent generally. Except as provided in subsection 2, rent charged for residential estates may be increased by the landlord only after providing at least 45 days' written notice to the tenant. A written or oral waiver of this requirement is against public policy and is void. Any person in violation of this section is liable for the return of any sums unlawfully obtained from the tenant, with interest, and reasonable attorney's fees and costs.

2. Increase of 10% or more. If rent charged for a residential estate is increased by the landlord by 10% or more, the landlord must provide at least 75 days' written notice to the tenant. If the landlord increases rent more than once in a 12-month period, and the increases add up to a total increase of 10% or more, the landlord must provide at least 75 days' written notice prior to any increase that brings the total increase in rent to 10% or more. A written or oral waiver of this requirement is against public policy and is void. Any person in violation of this subsection is liable for the return, with interest, of any sums unlawfully obtained from the tenant and reasonable attorney's fees and costs.

This subsection does not apply to rental housing that is subject to:

- A. Requirements established by a document or deed recorded by a register of deeds that are designed to keep the housing affordable for tenants with specific income levels;
- B. Restrictions as a condition of the landlord's receipt of subsidies from or participation in a municipal, state or federal housing program; or
- C. Restrictions as a condition of the tenant's receipt of subsidies from or participation in a municipal, state or federal housing program.