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JUDICIARY

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**STATE OF MAINE
HOUSE OF REPRESENTATIVES
130TH LEGISLATURE
FIRST SPECIAL SESSION**

COMMITTEE AMENDMENT “ ” to H.P. 821, L.D. 1143, “An Act To Protect Tenants from Unnecessary Evictions”

Amend the bill in section 1 in the first indented paragraph in the 2nd line (page 1, line 5 in L.D.) by inserting after the following: "1" the following: ', 1-A'

Amend the bill by inserting after section 1 the following:

'Sec. 2. 14 MRSA §6002, sub-§1-A is enacted to read:

1-A. Thirty-day notice of termination of tenancy. A tenancy at will may be terminated only as follows.

A. Except as provided in subsections 2 and 4, the tenancy at will may be terminated upon 30 days' written notice when the tenancy is located in a one-to-4-unit dwelling, one unit of which is occupied by the owner; or

B. One year after the creation of a tenancy between the parties for a rental unit, and monthly thereafter, either party may terminate the tenancy upon 30 days' written notice.

This subsection does not apply to parties who have entered into a written lease agreement for a specific term.'

Amend the bill by relettering or renumbering any nonconsecutive Part letter or section number to read consecutively.

SUMMARY

This amendment is the minority report of the committee. The bill prohibits the termination of a tenancy at will without cause. This amendment allows a tenancy at will to be terminated upon 30 days' written notice in 2 situations. The first allows the termination if the rental unit is part of a one-to-4-unit dwelling and the owner occupies one of the units. The 2nd allows the termination after a year has elapsed since the creation of the tenancy. The 30-day notice requirement does not apply in either case if the parties have entered into a lease agreement for a specific term.

COMMITTEE AMENDMENT