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(Filing No. H- )

**JUDICIARY**

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**STATE OF MAINE  
HOUSE OF REPRESENTATIVES  
131ST LEGISLATURE  
FIRST SPECIAL SESSION**

COMMITTEE AMENDMENT “ ” to H.P. 460, L.D. 691, “An Act to Reduce Barriers to Housing by Prohibiting Tenant Application Fees”

Amend the bill by striking out the title and substituting the following:

**'An Act to Reduce Barriers to Housing by Limiting Tenant Application Fees'**

Amend the bill by striking out everything after the enacting clause and inserting the following:

**'Sec. 1. 14 MRSA §6030-H** is enacted to read:

**§6030-H. Fees charged to applicants for lease of residential dwelling unit**

**1. Definition.** As used in this section, "dwelling unit" has the same meaning as in section 6021, subsection 1.

**2. Fees prohibited generally.** Except as provided in this section, a landlord may not require an applicant to pay a fee to submit an application to enter into an agreement for rental of a dwelling unit or require an applicant to pay a fee for the landlord to review or approve an application to enter into an agreement for rental of a dwelling unit.

**3. Exceptions.** Subject to the requirements of this subsection, a landlord, in connection with an application to enter into an agreement for rental of a dwelling unit, may require an applicant to pay the actual cost of only one of the following:

A. A background check;

B. A credit check; or

C. A screening process other than those in paragraphs A and B.

A landlord shall provide an applicant with a complete copy of the information obtained pursuant to a background check, credit check or other screening process. A landlord may not charge an applicant any fee under this subsection unless the landlord has notified the applicant that the landlord is required by law to provide the applicant a complete copy of the information obtained pursuant to the background check, credit check or other screening process.

**COMMITTEE AMENDMENT**

1 A landlord may not charge an applicant more than one fee for a background check, credit  
2 check or other screening process in any 12-month period.'

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

5 **SUMMARY**

6 This amendment replaces the bill to prohibit a landlord from requiring an applicant to  
7 pay a fee in order to submit an application or to review or approve an application to enter  
8 into an agreement to rent a residential dwelling unit, except in certain circumstances. It  
9 allows the landlord to require an applicant to pay a fee for the actual cost of a background  
10 check, credit check or other screening process only once in a 12-month period. The  
11 amendment requires the landlord to provide the applicant with a complete copy of the  
12 information from the background check, credit check or other screening process used to  
13 evaluate the applicant's eligibility for tenancy.