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JUDICIARY

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**STATE OF MAINE
HOUSE OF REPRESENTATIVES
132ND LEGISLATURE
FIRST SPECIAL SESSION**

COMMITTEE AMENDMENT “ ” to H.P. 1168, L.D. 1750, “An Act to Require the Attorney General to Create and Update Biennially a Model Residential Lease”

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

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

§6030-K. Model residential lease

1. Model residential lease. By December 1, 2025, the Attorney General shall create and post on the Attorney General's publicly accessible website a model lease for residential property that complies with current law, including any disclosure and any document required to be attached to a residential lease. The Attorney General shall update the model lease biennially and post the revised model lease no later than December 1st of every odd-numbered year.

2. Implementation. The Attorney General shall implement this section within existing resources.'

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

SUMMARY

This amendment removes from the bill the requirement that the model lease posted by the Attorney General must be neutral and the requirement that the Attorney General post the model lease for public comment. The amendment also removes language from the bill that requires the Attorney General to consult with one or more tenant advocacy and landlord advocacy organizations when creating or revising the model lease. Finally, the amendment requires the Attorney General to create and update the model lease within existing resources.

FISCAL NOTE REQUIRED

(See attached)