

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34

Date: (Filing No. S-)

JUDICIARY

Reproduced and distributed under the direction of the Secretary of the Senate.

**STATE OF MAINE
SENATE
131ST LEGISLATURE
FIRST SPECIAL SESSION**

COMMITTEE AMENDMENT “ ” to S.P. 151, L.D. 330, “An Act to Ensure Legal Representation for Residents Facing Eviction”

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

'An Act Regarding Legal Representation for Residents Facing Eviction'

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

'Sec. 1. 14 MRSA §6001, sub-§7 is enacted to read:

7. Notice to quit; form notice required. Beginning January 1, 2024, a landlord shall attach to a notice to terminate tenancy served upon a tenant the form notice posted on the publicly accessible website of the judicial branch in accordance with section 6004, subsection 2.

Sec. 2. 14 MRSA §6004, sub-§3 is enacted to read:

3. Notice of counsel. If the court has been advised that an attorney is available to represent tenants in actions of forcible entry and detainer on a day that the court is planning to hold hearings on actions of forcible entry and detainer, the court shall announce the availability of that attorney prior to the commencement of proceedings for actions of forcible entry and detainer on that day. Failure of the court to comply with the requirements of this subsection is not grounds for dismissal of the action or to set aside or appeal any judgment entered against the tenant.'

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

SUMMARY

This amendment replaces the bill, which is a concept draft, and requires that a landlord, upon delivery to a tenant of a notice to terminate tenancy, include with that notice a copy of the form notice that is already required upon service of the summons and complaint in an action of forcible entry and detainer. The amendment also requires a judge, prior to the

COMMITTEE AMENDMENT

1 commencement of proceedings for actions of forcible entry and detainer, to announce the
2 availability of legal representation to all tenants who appear on that date in an action of
3 forcible entry and detainer if the judge has been advised of the availability of an attorney
4 to represent tenants in an action of forcible entry and detainer on that day.