

STATE OF MAINE

IN THE YEAR OF OUR LORD
TWO THOUSAND TWENTY-THREE

H.P. 460 - L.D. 691

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

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

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.

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