



**Testimony in Support of LD 1750 An Act to Require the Attorney General to Create
and Update Annually a Model Landlord-Tenant Lease**

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April 28, 2025

Senator Carney, Representative Kuhn, and esteemed members of the Judiciary Committee, my name is Sara McKee Boyer, I am the Executive Director of the Rental Housing Alliance. We are a 700 member landlord organization that educates and advocates for Maine landlords. I am here today in support of LD 1750: An Act to Require the Attorney General to Create and Update Annually a Model Landlord-Tenant Lease

While we appreciate the efforts of the Attorney General's Office and the Maine Human Rights Commission in drafting the current model lease, it is important to note that the lease was last revised in 2021. Since that time, key changes to Maine's landlord-tenant laws have occurred — including legislation passed by this very committee that took effect in January 2025, requiring landlords to provide a total price disclosure statement.

It is critical that the Attorney General ensure the model lease is accurate, comprehensive, and kept current.

One of the fundamental roles of the Attorney General is to protect consumers — tenants and landlords alike. A model lease that accurately reflects current law helps safeguard all parties, providing clarity, preventing unfair practices, and reducing the risk of financial harm or unnecessary legal disputes.

When important legal disclosures are mentioned but not fully detailed — or when essential updates are missing — it leaves both landlords and tenants without a clear understanding of their rights and responsibilities. Tenants, in particular, may unknowingly waive protections or accept risks they have not been properly informed of.

Key Areas of Concern:

- **Page 3, Section 6: Security Deposits**

The model lease currently states that a landlord must return the security deposit within 30 days after the tenancy ends. However, under Maine law, for a tenant-at-will, the deposit must be returned within **21 days**.

A tenant becomes a tenant-at-will (TAW) when their lease formally expires and a new lease is not signed. This distinction is critical and must be properly reflected.

- **Pages 20–21, Section 16, Paragraph U: Required Disclosures**

This section references required disclosures but does not actually list them.

Under Maine law, landlords must provide tenants with the following disclosures before entering into a lease agreement:

- **Energy Efficiency Disclosure:** A written statement about the energy efficiency of the unit or information on how to obtain it from the utility company.
- **Radon Disclosure:** Disclosure of any radon testing results or known concerns.
- **Smoking Policy:** Disclosure of whether smoking is allowed, acknowledged by the tenant in writing.
- **Lead-Based Paint Disclosure:** For properties built before 1978, landlords must provide a lead paint disclosure and a federal pamphlet.
- **Total Price Disclosure:** A written disclosure of all rents, fees, utilities, and any other recurring costs for which the tenant is responsible.

By requiring annual updates to the model lease, LD 1750 will ensure that both landlords and tenants have access to an accurate, reliable, and legally compliant document. This simple but crucial step will significantly reduce confusion, prevent disputes, and strengthen consumer protections across Maine.

I respectfully urge the Committee to vote in favor of LD 1750.

Thank you for your time and consideration,

Sara McKee-Boyer