



HOUSE OF REPRESENTATIVES

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Testimony of Rep. David Boyer introducing
**LD 1750, An Act to Require the Attorney General to Create and
Update Biennially a Model Residential Lease**

Before the Joint Standing Committee on Judiciary

April 28, 2025

Senator Carney, Representative Kuhn, and esteemed members of the Judiciary Committee, my name is Rep. David Boyer, and I am proud to present LD 1750, An Act to Require the Attorney General to Create and Update Biennially a Model Residential Lease.

In 1989, the Maine Legislature directed the Attorney General to craft a model lease. According to the current model lease, it was last updated in 2021. The legislation before you would further direct the Attorney General to update the lease every two years, as applicable.

I believe landlords and tenants would benefit if the Attorney General also included a list of required disclosures on the same website that hosts the Model Landlord-Tenant Lease. For example, the new law (LD 1490 in the 131st Legislature) regarding "Total Price Disclosure" statements has taken effect, yet there is little mention of it on state websites. Given the dynamic nature of housing policy and regulations, the state should promote education and compliance by hosting and sharing this important information.

I appreciate the committee's consideration and would be happy to answer any questions you may have.