§6031. Definitions

As used in this Part, unless the context otherwise indicates, the following words shall have the following meanings. [PL 1977, c. 359 (NEW).]

1. Normal wear and tear. "Normal wear and tear" means the deterioration that occurs, based upon the use for which the rental unit is intended, without negligence, carelessness, accident or abuse of the premises or equipment or chattels by the tenant or members of the tenant's household or their invitees or guests. The term "normal wear and tear" does not include sums or labor expended by the landlord in removing from the rental unit articles abandoned by the tenant such as trash. If a rental unit was leased to the tenant in a habitable condition or if it was put in a habitable condition by the landlord during the term of the tenancy, normal wear and tear does not include sums required to be expended by the landlord to return the rental unit to a habitable condition, which may include costs for cleaning, unless expenditure of these sums was necessitated by actions of the landlord, events beyond the control of the tenant or actions of someone other than the tenant or members of the tenant's household or their invitees or guests.
[PL 1997, c. 261, §1 (AMD).]

2. Security deposit. "Security deposit" means any advance or deposit, regardless of its denomination, of money, the primary function of which is to secure the performance of a lease or tenancy at will agreement for residential premises or any part thereof.
[PL 2009, c. 566, §20 (AMD).]

3. Surety bond. "Surety bond" means a bond purchased by a tenant in lieu of making a security deposit when the function of the bond is to secure the performance of a lease or tenancy at will agreement for residential premises or any part of residential premises.
[PL 2009, c. 566, §21 (AMD).]

SECTION HISTORY

PL 1977, c. 359 (NEW). PL 1981, c. 428, §11 (AMD). PL 1997, c. 261, §1 (AMD). PL 2007, c. 370, §1 (AMD). PL 2009, c. 566, §§20, 21 (AMD).

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