

§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.

[PL 2023, c. 346, §1 (NEW).]

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.

[PL 2023, c. 346, §1 (NEW).]

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; [PL 2023, c. 346, §1 (NEW).]

B. A credit check; or [PL 2023, c. 346, §1 (NEW).]

C. A screening process other than those in paragraphs A and B. [PL 2023, c. 346, §1 (NEW).]

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.

[PL 2023, c. 346, §1 (NEW).]

SECTION HISTORY

PL 2023, c. 346, §1 (NEW).

The State of Maine claims a copyright in its codified statutes. If you intend to republish this material, we require that you include the following disclaimer in your publication:

All copyrights and other rights to statutory text are reserved by the State of Maine. The text included in this publication reflects changes made through the Second Regular Session of the 131st Legislature and is current through October 15, 2024. The text is subject to change without notice. It is a version that has not been officially certified by the Secretary of State. Refer to the Maine Revised Statutes Annotated and supplements for certified text.

The Office of the Revisor of Statutes also requests that you send us one copy of any statutory publication you may produce. Our goal is not to restrict publishing activity, but to keep track of who is publishing what, to identify any needless duplication and to preserve the State's copyright rights.

PLEASE NOTE: The Revisor's Office cannot perform research for or provide legal advice or interpretation of Maine law to the public. If you need legal assistance, please contact a qualified attorney.