



129th MAINE LEGISLATURE

FIRST REGULAR SESSION-2019

Legislative Document

No. 522

H.P. 379

House of Representatives, January 31, 2019

An Act To Prohibit the Imposition by Municipalities of General Restrictions on Rents and Rental Properties

Reference to the Committee on Labor and Housing suggested and ordered printed.

A handwritten signature in cursive script that reads "R B. Hunt".

ROBERT B. HUNT
Clerk

Presented by Representative STROM of Pittsfield.
Cosponsored by Senator POULIOT of Kennebec and
Representatives: ARATA of New Gloucester, HANINGTON of Lincoln, WADSWORTH of
Hiram, Senator: FOLEY of York.

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

2 **Sec. 1. 30-A MRSA §3007, sub-§7** is enacted to read:

3 **7. Limitation on rental property regulation.** A municipality may not adopt an
4 ordinance that regulates the rent that may be charged for a rental property or that requires
5 registration of or imposes fees specific to rental properties. Effective October 1, 2020, an
6 ordinance adopted in violation of this subsection is void and unenforceable. For the
7 purposes of this subsection, "rental property" means a building or part thereof rented for
8 human habitation, including a mobile home, apartment or other structure, except rental
9 property that is owned, operated, financed or subsidized by the Federal Government or
10 State Government or a subdivision thereof; a federal or state agency; or a federal, state or
11 local housing authority.

12 **Sec. 2. 30-A MRSA §7051, sub-§11**, as amended by PL 2017, c. 3, §1, is further
13 amended to read:

14 **11. Ordinances.** Chapter 141, but only with respect to animal control ordinances,
15 subject to Title 7, section 3950, ~~and~~; the sale and use of consumer fireworks within the
16 plantation, subject to Title 8, section 223-A; and the limitation on rental property
17 regulation in section 3007, subsection 7.

18 **Sec. 3. 30-A MRSA §7505** is enacted to read:

19 **§7505. Limitation on rental property regulation**

20 The county commissioners may not adopt an ordinance that regulates the rent that
21 may be charged for a rental property or that requires registration of or imposes fees
22 specific to rental properties in the unorganized territory. Effective October 1, 2020, an
23 ordinance adopted in violation of this section is void and unenforceable. For the purposes
24 of this section, "rental property" means a building or part thereof rented for human
25 habitation, including a mobile home, apartment or other structure, except rental property
26 that is owned, operated, financed or subsidized by the Federal Government or State
27 Government or a subdivision thereof; a federal or state agency; or a federal, state or local
28 housing authority.

29 **SUMMARY**

30 This bill prohibits towns, cities, plantations, village corporations and counties
31 providing municipal services in the unorganized territory of their county from adopting
32 ordinances regulating the rent that may be charged for a rental property, requiring
33 registration of rental properties or imposing fees specific to rental properties.