

§6030-J. Total price disclosure statement
(CONTAINS TEXT WITH VARYING EFFECTIVE DATES)
(WHOLE SECTION TEXT EFFECTIVE 1/01/25)

1. Definitions. As used in this section, unless the context otherwise indicates, the following terms have the following meanings.

A. "Mandatory recurring fee" has the same meaning as in section 6000, subsection 1-A. [PL 2023, c. 594, §12 (NEW); PL 2023, c. 594, §13 (AFF).]

B. "Optional recurring fee" has the same meaning as in section 6030-I, subsection 1. [PL 2023, c. 594, §12 (NEW); PL 2023, c. 594, §13 (AFF).]

C. "Rent" has the same meaning as in section 6000, subsection 1-B. [PL 2023, c. 594, §12 (NEW); PL 2023, c. 594, §13 (AFF).]

D. "Utility service costs" has the same meaning as in section 6000, subsection 3-A. [PL 2023, c. 594, §12 (NEW); PL 2023, c. 594, §13 (AFF).]

[PL 2023, c. 594, §12 (NEW); PL 2023, c. 594, §13 (AFF).]

2. Written disclosure prior to tenancy. Notwithstanding any other provision of this chapter, prior to entering a lease or tenancy at will agreement, a landlord shall provide a potential tenant or lessee written disclosure of the costs the tenant or lessee will be responsible for paying pursuant to the lease or tenancy at will agreement that contains at a minimum the following:

A. The total cost of rent; [PL 2023, c. 594, §12 (NEW); PL 2023, c. 594, §13 (AFF).]

B. Any mandatory recurring fee; [PL 2023, c. 594, §12 (NEW); PL 2023, c. 594, §13 (AFF).]

C. Any optional recurring fee; [PL 2023, c. 594, §12 (NEW); PL 2023, c. 594, §13 (AFF).]

D. Any utility service costs; and [PL 2023, c. 594, §12 (NEW); PL 2023, c. 594, §13 (AFF).]

E. Any other cost that the tenant will be responsible for paying pursuant to the lease or tenancy at will agreement. [PL 2023, c. 594, §12 (NEW); PL 2023, c. 594, §13 (AFF).]

The disclosure must be plain and readily understandable by the general public. If a landlord is unable to obtain utility service costs for a dwelling unit, the landlord may provide a completed residential rental energy efficiency disclosure statement in accordance with Title 35-A, section 10117, subsection 1. The disclosure must be signed by both parties, with a copy provided to each.

[PL 2023, c. 594, §12 (NEW); PL 2023, c. 594, §13 (AFF).]

3. Exception. A written disclosure under subsection 2 is not required if the tenant is not responsible for paying any mandatory recurring fee or any optional recurring fee.

[PL 2023, c. 594, §12 (NEW); PL 2023, c. 594, §13 (AFF).]

SECTION HISTORY

PL 2023, c. 594, §12 (NEW). PL 2023, c. 594, §13 (AFF).

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