

Maine

Landlord-Tenant Compliance Guide

Generated: October 01, 2026 • Verified as of: October 01, 2026
enCompliance.com

■■ IMPORTANT LEGAL DISCLAIMER

This guide provides a summary of key compliance requirements for residential landlord-tenant relationships in Maine. It is not legal advice and should not be relied upon as a substitute for consultation with a qualified attorney. Laws change frequently; always verify current requirements with official state sources or legal counsel. enCompliance.com provides this information as-is and makes no warranties regarding accuracy or completeness.

■ Severity Indicators:

- **Critical** - Must comply (legal requirement)
- **Important** - Should follow (best practice)
- **Standard** - Good to know (general info)

■ This guide covers 103 compliance requirements across 17 categories

■ Table of Contents

- [1. Core Lease Requirements](#) (7 rules)
- [2. Entry & Access](#) (4 rules)
- [3. Eviction Procedures](#) (10 rules)
- [4. Financial Terms](#) (8 rules)
- [5. Landlord Responsibilities](#) (7 rules)
- [6. Lease Terms & Provisions](#) (4 rules)
- [7. Licensing & Professional Requirements](#) (4 rules)
- [8. Local Ordinances](#) (6 rules)
- [9. Pet Policies](#) (4 rules)
- [10. Prohibited Activities](#) (4 rules)
- [11. Property Conditions & Habitability](#) (9 rules)
- [12. Repairs & Maintenance](#) (6 rules)
- [13. Reporting & Documentation](#) (6 rules)
- [14. Security Deposits](#) (8 rules)
- [15. Special Property Types](#) (7 rules)
- [16. Special Tenant Protections](#) (6 rules)

17. Subletting & Assignment (3 rules)

1. CORE LEASE REQUIREMENTS

● 1. Lease Formation & Disclosures (14 M.R.S. § 6021-A, § 6030-C, § 6030-D)

■ *Legal Reference:* [14 M.R.S. § 6021-A, § 6030-C, § 6030-D](#) (click to view statute)

● 2. Written Lease Requirements (General contract law; no specific statute)

■ *Legal Reference:* [General contract law; no specific statute](#)

● 3. Lease Language Requirements (14 M.R.S. § 6030)

■ *Legal Reference:* [14 M.R.S. § 6030](#) (click to view statute)

● 4. Lease Addendums (Various Title 14 sections)

■ *Legal Reference:* [Various Title 14 sections](#) (click to view statute)

● 5. Lease Renewal (14 M.R.S. § 6002)

■ *Legal Reference:* [14 M.R.S. § 6002](#) (click to view statute)

● 6. Lease Termination (14 M.R.S. § 6002)

■ *Legal Reference:* [14 M.R.S. § 6002](#) (click to view statute)

● 7. Early Termination (14 M.R.S. § 6002(4), § 6001(6))

■ *Legal Reference:* [14 M.R.S. § 6002\(4\), § 6001\(6\)](#) (click to view statute)

2. ENTRY & ACCESS

● 1. Landlord Entry Rights (14 M.R.S. § 6025)

■ *Legal Reference:* [14 M.R.S. § 6025](#) (click to view statute)

● 2. Tenant Right to Privacy (14 M.R.S. § 6025)

■ *Legal Reference:* [14 M.R.S. § 6025](#) (click to view statute)

● 3. Lock Changes (14 M.R.S. § 6025(3))

■ *Legal Reference:* [14 M.R.S. § 6025\(3\)](#) (click to view statute)

● 4. Emergency Entry (14 M.R.S. § 6025(2))

■ *Legal Reference:* [14 M.R.S. § 6025\(2\)](#) (click to view statute)

3. EVICTION PROCEDURES

● **1. Eviction Process Overview (14 M.R.S. § 6001 et seq. (Chapter 709))**

■ *Legal Reference:* [14 M.R.S. § 6001 et seq. \(Chapter 709\)](#) (click to view statute)

● **2. Notice for Nonpayment of Rent (14 M.R.S. § 6002(1)(C))**

■ *Legal Reference:* [14 M.R.S. § 6002\(1\)\(C\)](#) (click to view statute)

● **3. Notice for Lease Violations (14 M.R.S. § 6002(1))**

■ *Legal Reference:* [14 M.R.S. § 6002\(1\)](#) (click to view statute)

● **4. No-Cause Termination Notice (14 M.R.S. § 6002)**

■ *Legal Reference:* [14 M.R.S. § 6002](#) (click to view statute)

● **5. Service of Eviction Notice (14 M.R.S. § 6002)**

■ *Legal Reference:* [14 M.R.S. § 6002](#) (click to view statute)

● **6. Eviction Court Process (14 M.R.S. § 6001-6005)**

■ *Legal Reference:* [14 M.R.S. § 6001-6005](#) (click to view statute)

● **7. Tenant Defenses to Eviction (14 M.R.S. § 6001)**

■ *Legal Reference:* [14 M.R.S. § 6001](#) (click to view statute)

● **8. Writ of Possession (14 M.R.S. § 6005)**

■ *Legal Reference:* [14 M.R.S. § 6005](#) (click to view statute)

● **9. Tenant Property Abandonment (14 M.R.S. § 6013)**

■ *Legal Reference:* [14 M.R.S. § 6013](#) (click to view statute)

● **10. Landlord Duty to Mitigate (14 M.R.S. § 6010-A)**

■ *Legal Reference:* [14 M.R.S. § 6010-A](#) (click to view statute)

4. FINANCIAL TERMS

● **1. Rent Amount & Payment (General contract law; no specific statute)**

■ *Legal Reference:* [General contract law; no specific statute](#)

● **2. Rent Increases (14 M.R.S. § 6030-B, local ordinances)**

■ *Legal Reference: [14 M.R.S. § 6030-B, local ordinances](#) (click to view statute)*

● **3. Late Fees (14 M.R.S. § 6028)**

■ *Legal Reference: [14 M.R.S. § 6028](#) (click to view statute)*

● **4. NSF/Bounced Check Fees (No specific statute)**

■ *Legal Reference: No specific statute*

● **5. Application Fees (No specific statute)**

■ *Legal Reference: No specific statute*

● **6. Move-In Fees (14 M.R.S. § 6022-A)**

■ *Legal Reference: [14 M.R.S. § 6022-A](#) (click to view statute)*

● **7. Pet Fees & Deposits (14 M.R.S. § 6022-A, federal Fair Housing Act)**

■ *Legal Reference: [14 M.R.S. § 6022-A, federal Fair Housing Act](#) (click to view statute)*

● **8. Utilities (14 M.R.S. § 6024, § 6024-A)**

■ *Legal Reference: [14 M.R.S. § 6024, § 6024-A](#) (click to view statute)*

5. LANDLORD RESPONSIBILITIES

● **1. Property Registration/Licensing (Local ordinances (varies by municipality))**

■ *Legal Reference: [Local ordinances \(varies by municipality\)](#) (click to view statute)*

● **2. Property Inspections (Local code requirements)**

■ *Legal Reference: [Local code requirements](#) (click to view statute)*

● **3. Receipt for Rent Payments (14 M.R.S. § 6022)**

■ *Legal Reference: [14 M.R.S. § 6022](#) (click to view statute)*

● **4. Smoking Policy Disclosure (14 M.R.S. § 6030-D)**

■ *Legal Reference: [14 M.R.S. § 6030-D](#) (click to view statute)*

● **5. Energy Consumption Disclosure (14 M.R.S. § 6030-C)**

■ *Legal Reference: [14 M.R.S. § 6030-C](#) (click to view statute)*

● **6. Total Price Disclosure (14 M.R.S. § 6030-J)**

■ *Legal Reference:* [14 M.R.S. § 6030-J](#) (click to view statute)

● **7. Optional Recurring Fees (14 M.R.S. § 6030-I)**

■ *Legal Reference:* [14 M.R.S. § 6030-I](#) (click to view statute)

6. LEASE TERMS & PROVISIONS

● **1. Automatic Lease Renewal (No specific statute)**

■ *Legal Reference:* [No specific statute](#)

● **2. Holdover Tenants (14 M.R.S. § 6002)**

■ *Legal Reference:* [14 M.R.S. § 6002](#) (click to view statute)

● **3. Lease Modification (General contract law)**

■ *Legal Reference:* [General contract law](#)

● **4. Notice Requirements in Lease (14 M.R.S. § 6001(1-B))**

■ *Legal Reference:* [14 M.R.S. § 6001\(1-B\)](#) (click to view statute)

7. LICENSING & PROFESSIONAL REQUIREMENTS

● **1. Property Manager Licensing (32 M.R.S. § 13070 et seq. (Real Estate License Law))**

■ *Legal Reference:* [32 M.R.S. § 13070 et seq. \(Real Estate License Law\)](#) (click to view statute)

● **2. Trust Accounts (32 M.R.S. § 13073, Real Estate Commission rules)**

■ *Legal Reference:* [32 M.R.S. § 13073, Real Estate Commission rules](#) (click to view statute)

● **3. Record Retention (Real Estate Commission rules)**

■ *Legal Reference:* [Real Estate Commission rules](#) (click to view statute)

● **4. Agency Disclosure (14 M.R.S. § 6023)**

■ *Legal Reference:* [14 M.R.S. § 6023](#) (click to view statute)

8. LOCAL ORDINANCES

● **1. Portland Rent Control (Portland City Code Chapter 6, Article IX)**

■ *Legal Reference:* [Portland City Code Chapter 6, Article IX](#) (click to view statute)

● **2. City Rental Registration** (Local ordinances (varies by city))

■ *Legal Reference:* [Local ordinances \(varies by city\)](#) (click to view statute)

● **3. Local Occupancy Standards** (Local housing/building codes)

■ *Legal Reference:* [Local housing/building codes](#) (click to view statute)

● **4. HOA Rules** (No specific statute; governed by HOA documents)

■ *Legal Reference:* [No specific statute; governed by HOA documents](#)

● **5. Condo Association Rules** (33 M.R.S. § 1601-201 et seq. (Maine Condominium Act))

■ *Legal Reference:* [33 M.R.S. § 1601-201 et seq. \(Maine Condominium Act\)](#) (click to view statute)

● **6. Zoning Compliance** (Local zoning ordinances)

■ *Legal Reference:* [Local zoning ordinances](#) (click to view statute)

9. PET POLICIES

● **1. Pet Deposits & Fees** (14 M.R.S. § 6022-A)

■ *Legal Reference:* [14 M.R.S. § 6022-A](#) (click to view statute)

● **2. Pet Agreements** (No specific statute; general contract law)

■ *Legal Reference:* [No specific statute; general contract law](#)

● **3. Service Animals vs. Pets** (5 M.R.S. § 4581-A, Federal ADA/FHA)

■ *Legal Reference:* [5 M.R.S. § 4581-A, Federal ADA/FHA](#) (click to view statute)

● **4. Animal Care & Access** (14 M.R.S. § 6025-A)

■ *Legal Reference:* [14 M.R.S. § 6025-A](#) (click to view statute)

10. PROHIBITED ACTIVITIES

● **1. Retaliation** (14 M.R.S. § 6001(3))

■ *Legal Reference:* [14 M.R.S. § 6001\(3\)](#) (click to view statute)

● **2. Self-Help Eviction / Lockouts** (14 M.R.S. § 6014)

■ *Legal Reference:* [14 M.R.S. § 6014](#) (click to view statute)

● **3. Utility Shutoffs (14 M.R.S. § 6024-A)**

■ *Legal Reference:* [14 M.R.S. § 6024-A](#) (click to view statute)

● **4. Discrimination (Maine Fair Housing Act (5 M.R.S. § 4581 et seq.), Federal Fair Housing Act)**

■ *Legal Reference:* [Maine Fair Housing Act \(5 M.R.S. § 4581 et seq.\)](#), [Federal Fair Housing Act](#) (click to view statute)

11. PROPERTY CONDITIONS & HABITABILITY

● **1. Warranty of Habitability (14 M.R.S. § 6021)**

■ *Legal Reference:* [14 M.R.S. § 6021](#) (click to view statute)

● **2. Habitability Violations - Tenant Remedies (14 M.R.S. § 6021)**

■ *Legal Reference:* [14 M.R.S. § 6021](#) (click to view statute)

● **3. Minor Repairs - Tenant Rights (14 M.R.S. § 6026)**

■ *Legal Reference:* [14 M.R.S. § 6026](#) (click to view statute)

● **4. Bedbug Treatment (14 M.R.S. § 6021-A)**

■ *Legal Reference:* [14 M.R.S. § 6021-A](#) (click to view statute)

● **5. Lead-Based Paint Disclosure (Federal requirement (42 USC 4852d))**

■ *Legal Reference:* [Federal requirement \(42 USC 4852d\)](#) (click to view statute)

● **6. Smoke Detectors & Carbon Monoxide Detectors (25 M.R.S. § 2464, § 2468)**

■ *Legal Reference:* [25 M.R.S. § 2464, § 2468](#) (click to view statute)

● **7. Radon Testing (22 M.R.S. § 773)**

■ *Legal Reference:* [22 M.R.S. § 773](#) (click to view statute)

● **8. Mold Remediation (No specific statute)**

■ *Legal Reference:* *No specific statute*

● **9. Pest Control (General warranty of habitability; bedbug-specific rules § 6021-A)**

■ *Legal Reference:* [General warranty of habitability; bedbug-specific rules § 6021-A](#) (click to view statute)

12. REPAIRS & MAINTENANCE

● **1. Landlord Repair Obligations (14 M.R.S. § 6021)**

■ *Legal Reference:* [14 M.R.S. § 6021](#) (click to view statute)

● **2. Tenant Repair Requests (14 M.R.S. § 6026)**

■ *Legal Reference:* [14 M.R.S. § 6026](#) (click to view statute)

● **3. Repair and Deduct (14 M.R.S. § 6026)**

■ *Legal Reference:* [14 M.R.S. § 6026](#) (click to view statute)

● **4. Emergency Repairs (14 M.R.S. § 6021 (implied))**

■ *Legal Reference:* [14 M.R.S. § 6021 \(implied\)](#) (click to view statute)

● **5. Tenant Maintenance Responsibilities (General common law; lease terms)**

■ *Legal Reference:* [General common law; lease terms](#)

● **6. Municipal Intervention (14 M.R.S. § 6026-A)**

■ *Legal Reference:* [14 M.R.S. § 6026-A](#) (click to view statute)

13. REPORTING & DOCUMENTATION

● **1. Rent Payment Records (General business practice; § 6022 (receipts on request))**

■ *Legal Reference:* [General business practice; § 6022 \(receipts on request\)](#) (click to view statute)

● **2. Maintenance Logs (General business practice)**

■ *Legal Reference:* [General business practice](#)

● **3. Move-In/Move-Out Inspection Reports (14 M.R.S. § 6033 (security deposits))**

■ *Legal Reference:* [14 M.R.S. § 6033 \(security deposits\)](#) (click to view statute)

● **4. Security Deposit Accounting (14 M.R.S. § 6033, § 6038)**

■ *Legal Reference:* [14 M.R.S. § 6033, § 6038](#) (click to view statute)

● **5. Lead Registry (Federal requirement; no Maine-specific registry)**

■ *Legal Reference:* [Federal requirement; no Maine-specific registry](#) (click to view statute)

● **6. Bedbug Registry (No corresponding statute)**

■ *Legal Reference:* [No corresponding statute](#)

14. SECURITY DEPOSITS

- 1. Security Deposit Limits (14 M.R.S. § 6032)
■ *Legal Reference:* [14 M.R.S. § 6032](#) (click to view statute)
- 2. Security Deposit Storage (14 M.R.S. § 6038)
■ *Legal Reference:* [14 M.R.S. § 6038](#) (click to view statute)
- 3. Security Deposit Return (14 M.R.S. § 6033)
■ *Legal Reference:* [14 M.R.S. § 6033](#) (click to view statute)
- 4. Allowable Deductions (14 M.R.S. § 6033)
■ *Legal Reference:* [14 M.R.S. § 6033](#) (click to view statute)
- 5. Itemization Requirements (14 M.R.S. § 6033(2))
■ *Legal Reference:* [14 M.R.S. § 6033\(2\)](#) (click to view statute)
- 6. Penalties for Wrongful Withholding (14 M.R.S. § 6033(3), § 6034)
■ *Legal Reference:* [14 M.R.S. § 6033\(3\), § 6034](#) (click to view statute)
- 7. Interest on Deposits (No corresponding statute)
■ *Legal Reference:* *No corresponding statute*
- 8. Security Deposit Alternative (Surety Bond) (14 M.R.S. § 6039)
■ *Legal Reference:* [14 M.R.S. § 6039](#) (click to view statute)

15. SPECIAL PROPERTY TYPES

- 1. Mobile/Manufactured Homes (10 M.R.S. § 9097 et seq.; 14 M.R.S. § 6001)
■ *Legal Reference:* [10 M.R.S. § 9097 et seq.; 14 M.R.S. § 6001](#) (click to view statute)
- 2. Rent-to-Own (No specific statute)
■ *Legal Reference:* *No specific statute*
- 3. Vacation Rentals / Short-Term Rentals (Local ordinances, Title 14 may not fully apply)
■ *Legal Reference:* [Local ordinances, Title 14 may not fully apply](#) (click to view statute)
- 4. Subsidized Housing (Federal HUD regulations; state program rules)
■ *Legal Reference:* [Federal HUD regulations; state program rules](#) (click to view statute)

● **5. Student Housing (No specific statute)**

■ *Legal Reference: No specific statute*

● **6. Senior Housing (55+) (Federal Fair Housing Act (55+ exemption))**

■ *Legal Reference: [Federal Fair Housing Act \(55+ exemption\)](#) (click to view statute)*

● **7. Commercial Property (Maine landlord-tenant law (Title 14) applies to residential only)**

■ *Legal Reference: [Maine landlord-tenant law \(Title 14\)](#) applies to residential only*

16. SPECIAL TENANT PROTECTIONS

● **1. Domestic Violence Victims - Early Termination (14 M.R.S. § 6002(4), § 6001(6))**

■ *Legal Reference: [14 M.R.S. § 6002\(4\), § 6001\(6\)](#) (click to view statute)*

● **2. Domestic Violence Victims - Lock Changes (14 M.R.S. § 6025(3))**

■ *Legal Reference: [14 M.R.S. § 6025\(3\)](#) (click to view statute)*

● **3. Service Members (SCRA) (Federal Servicemembers Civil Relief Act (50 USC § 3901 et seq.))**

■ *Legal Reference: [Federal Servicemembers Civil Relief Act \(50 USC § 3901 et seq.\)](#) (click to view statute)*

● **4. Reasonable Accommodation (Disability) (14 M.R.S. § 6001(5), Federal Fair Housing Act)**

■ *Legal Reference: [14 M.R.S. § 6001\(5\), Federal Fair Housing Act](#) (click to view statute)*

● **5. Service Animals & Emotional Support Animals (5 M.R.S. § 4581-A, Federal Fair Housing Act, ADA)**

■ *Legal Reference: [5 M.R.S. § 4581-A, Federal Fair Housing Act, ADA](#) (click to view statute)*

● **6. Familial Status Protections (5 M.R.S. § 4581 et seq., Federal Fair Housing Act)**

■ *Legal Reference: [5 M.R.S. § 4581 et seq., Federal Fair Housing Act](#) (click to view statute)*

17. SUBLETTING & ASSIGNMENT

● **1. Subletting Rights (No specific statute; general contract law)**

■ *Legal Reference: No specific statute; general contract law*

● **2. Assignment of Lease (No specific statute; general contract law)**

■ *Legal Reference: No specific statute; general contract law*

● 3. Roommate Situations (No specific statute)

■ *Legal Reference: No specific statute*

Severity Indicators:

- Critical requirement (must comply)
- Important guideline (should follow)
- Standard information (good to know)

■■ LOCAL ORDINANCES & MUNICIPAL REQUIREMENTS

Note: The following requirements are specific to certain municipalities or counties within the state and may differ from or supplement statewide regulations. Always verify local requirements with your city or county government.

● 1. Portland Rent Control (Portland City Code Chapter 6, Article IX)

■ *Legal Reference: [Portland City Code Chapter 6, Article IX](#)*

● 2. City Rental Registration (Local ordinances (varies by city))

■ *Legal Reference: [Local ordinances \(varies by city\)](#)*

● 3. Local Occupancy Standards (Local housing/building codes)

■ *Legal Reference: [Local housing/building codes](#)*

● 4. HOA Rules (No specific statute; governed by HOA documents)

■ *Legal Reference: No specific statute; governed by HOA documents*

● 5. Condo Association Rules (33 M.R.S. § 1601-201 et seq. (Maine Condominium Act))

■ *Legal Reference: [33 M.R.S. § 1601-201 et seq. \(Maine Condominium Act\)](#)*

● 6. Zoning Compliance (Local zoning ordinances)

■ *Legal Reference: [Local zoning ordinances](#)*

For the most current information, always consult official state sources.

■ Visit [enCompliance.com](https://encompliance.com) for:

- Automated document compliance analysis
- Real-time regulatory change monitoring
 - State-specific compliance alerts

■ Questions or need legal review? Contact: **support@enCompliance.com**

Document ID: ME-COMP-20261001