

§6030-J. Total price disclosure statement

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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