

§6025-B. Disclosure of information

1. Definitions. For purposes of this section, "personal information" means the following information about a tenant, prospective tenant, occupant or prospective occupant of a rental property:

A. Identifying information, including name, address, telephone number or e-mail address; [PL 2025, c. 767, §3 (NEW).]

B. Information about racial or ethnic origins, religious beliefs, health conditions, sexual activity, sexual orientation, gender identity, national origin, citizenship, immigration status or alien registration number; [PL 2025, c. 767, §3 (NEW).]

C. A social security number, driver's license number or nondriver identification card number; [PL 2025, c. 767, §3 (NEW).]

D. Billing, financial or payment method information; or [PL 2025, c. 767, §3 (NEW).]

E. Information concerning an individual's status as a victim of a crime. For the purposes of this paragraph, "victim" has the same meaning as in Title 17-A, section 2101, subsection 2. [PL 2025, c. 767, §3 (NEW).]

[PL 2025, c. 767, §3 (NEW).]

2. Prohibition. Except as provided in subsection 3, a landlord, a landlord's agent and any other person acting under the direction of the landlord may not, with the intent to harass, intimidate or otherwise cause a person to vacate a rental property outside of the judicial process as established in chapter 709, and without a legitimate business purpose, disclose to any person the personal information of a known tenant, prospective tenant, occupant or prospective occupant of a rental property owned or managed by the landlord without the express consent of the known or prospective tenant or occupant. [PL 2025, c. 767, §3 (NEW).]

3. Exceptions. Notwithstanding subsection 2, a landlord, a landlord's agent and any other person acting under the direction of the landlord may disclose the personal information of a tenant, prospective tenant, occupant or prospective occupant of the rental property owned or managed by the landlord if the disclosure is:

A. In response to a valid discovery request, subpoena or judicial warrant with respect to any state administrative proceeding, state or federal judicial proceeding or state or federal criminal investigation; [PL 2025, c. 767, §3 (NEW).]

B. Made to a state, local or county law enforcement agency in the State due to exigent circumstances or as reasonably necessary to prevent or prosecute a criminal act; [PL 2025, c. 767, §3 (NEW).]

C. Reasonably necessary for the sale or refinancing of the property subject to the tenancy; [PL 2025, c. 767, §3 (NEW).]

D. Reasonably necessary for the application for or receipt of funds and services related to federally supported or state-supported affordable housing programs; or [PL 2025, c. 767, §3 (NEW).]

E. Reasonably necessary to respond to a request from a municipal code enforcement officer, fire inspector or similar municipal officer. [PL 2025, c. 767, §3 (NEW).]

[PL 2025, c. 767, §3 (NEW).]

4. Remedy. If a landlord, a landlord's agent or any other person acting under the direction of the landlord discloses personal information in violation of this section, the tenant, prospective tenant, occupant or prospective occupant whose personal information was disclosed may recover actual damages or \$1,000, whichever is greater, and obtain injunctive relief to prevent the recurrence of the conduct. If the tenant, prospective tenant, occupant or prospective occupant obtains a judgment after a

contested hearing, the tenant, prospective tenant, occupant or prospective occupant whose personal information was disclosed may recover reasonable attorney's fees.

[PL 2025, c. 767, §3 (NEW).]

SECTION HISTORY

PL 2025, c. 767, §3 (NEW).

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