

§6030-C. Residential energy efficiency disclosure statement

1. Energy efficiency disclosure. A prospective tenant who will be paying utility costs has the right to obtain from an energy supplier for the unit offered for rental the amount of consumption and the cost of that consumption for the prior 12-month period. A landlord or other person who on behalf of a landlord enters into a lease or tenancy at will agreement for residential property that will be used by a tenant or lessee as a primary residence shall provide to potential tenants or lessees who pay for an energy supply for the unit or upon request by a tenant or lessee a residential energy efficiency disclosure statement in accordance with Title 35-A, section 10117, subsection 1 that includes, but is not limited to, information about the energy efficiency of the property. Alternatively, the landlord may include in the application for the residential property the name of each supplier of energy that previously supplied the unit, if known, and the following statement: "You have the right to obtain a 12-month history of energy consumption and the cost of that consumption from the energy supplier."

[RR 2011, c. 1, §21 (COR).]

2. Provision of statement. A landlord or other person who on behalf of a landlord enters into a lease or tenancy at will agreement shall provide the residential energy efficiency disclosure statement required under subsection 1 in accordance with this subsection. The landlord or other person who on behalf of a landlord enters into a lease or tenancy at will agreement shall provide the statement to any person who requests the statement in person. Before a tenant or lessee enters into a contract or pays a deposit to rent or lease a property, the landlord or other person who on behalf of a landlord enters into a lease or tenancy at will agreement shall provide the statement to the tenant or lessee, obtain the tenant's or lessee's signature on the statement and sign the statement. The landlord or other person who on behalf of a landlord enters into a lease or tenancy at will agreement shall retain the signed statement for a minimum of 3 years.

[PL 2011, c. 405, §11 (AMD).]

3. Failure to provide energy efficiency disclosure statement. Beginning January 1, 2030, a tenant under subsection 2 who does not receive a signed energy efficiency disclosure statement as required by this section may terminate the tenant's lease by providing the landlord a 30-day written notice. Except as provided in section 6033, a landlord may not retain any fee, any security deposit or a portion of a security deposit for a lease or tenancy at will terminated as a result of a failure to provide a signed energy efficiency disclosure statement in accordance with this section.

[PL 2025, c. 411, §1 (NEW).]

SECTION HISTORY

PL 2005, c. 534, §1 (NEW). PL 2009, c. 566, §18 (AMD). PL 2009, c. 652, Pt. B, §2 (AMD). PL 2009, c. 652, Pt. B, §3 (AFF). PL 2011, c. 405, §11 (AMD). RR 2011, c. 1, §21 (COR). PL 2025, c. 411, §1 (AMD).

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