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A renter has the right to be treated fairly and equitably when applying for, living in, and vacating a rental residence.

A renter has the right to be given notice prior to any entrance into a rental residence by a rental property owner or manager, except in an emergency.

A renter has the right, upon written request to the rental property owner or manager, to a prompt response to requests for repairs.

A renter has the right to a written notice from the rental property owner or manager prior to any rent adjustment.

A renter has the right to the return of any security deposit that may have been collected by the rental property owner or manager and a good faith accounting of any charges against that deposit within 30 days after the rental residence has been vacated.

Your property owner has certain obligations to maintain the property in a habitable condition. Specifically, Maine Real Estate Law states that the dwelling must:

- Be weather and waterproof.
 - Have a plumbing system in good working order and connected to both the local water supply and sewage (or septic) system.
 - Have a hot water system capable of producing water of at least 110 degrees Fahrenheit.
 - Have a heating system that maintained in good working order and is capable of heating every room to at least 60 degrees Fahrenheit.
 - Have an electrical system that is in good working order. Common stairs and hallways must be lighted at all times.
 - Be free from insect and rodent infestations. Have enough garbage and trash receptacles to accommodate the resident's trash without overflowing.
 - Have floors, stairways and railing in good repair.
 - Have a working toilet, wash basin and shower/bathtub.
 - Have a kitchen with a sink, which cannot be made of an absorbent material (like wood).
 - Have natural lighting in every room through windows or skylights. The windows must be able to be opened at least halfway for ventilation, unless a fan provides for ventilation.
 - Safe fire or emergency exits leading to a street or hallway.
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