



Janet T. Mills
GOVERNOR

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AUGUSTA, MAINE
04333-0001

June 14, 2019

The 129th Legislature of the State of Maine
State House
Augusta, Maine

Dear Honorable Members of the 129th Legislature:

Under the authority vested in me by Article IV, Part Third, Section 2 of the Constitution of the State of Maine, I am hereby vetoing LD 308, An Act to Authorize Municipalities to Increase Notification Time Periods for Rent Increases and Termination of Tenancies at Will.

An important function of State Government is to maintain consistent, fair standards across the state for consumers and businesses of all sizes. Creating a patchwork approach to the tenancy at will rules by extending notice periods will create confusion, add costs, and reduce the supply of affordable rental housing.

LD 308 would allow a municipality to extend notice periods to terminate a tenancy at will for anywhere between 30 and 60 days and would allow a municipality to extend the requirement notice of a rent increase to between 45 and 75 days. This will result in a vast array of standards across the state. Allowing 60 days in one town, 45 days in the next, and 48 days in still another provides none of the certainty that tenants and landlords need. Creating burdensome rules will only serve to make rental housing more expensive to renters or force landlords to reconsider offering rental units at all. Policies that make housing more expensive or reduce the supply of affordable units are self-defeating.

In addition, the problems this legislation seeks to address can all be addressed through written leases that the renter and the landlord agree to voluntarily.

For these reasons I return LD 308 unsigned and vetoed.

Sincerely,

Janet T. Mills
Governor
State of Maine



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