The mission of MaineHousing is to assist Maine people in obtaining and maintaining quality affordable housing and services suitable to their housing needs.
The Maine Rental Housing Guide is designed to provide information pertaining to subsidized housing, housing-related resources, and Maine rental housing laws.

MaineHousing (Maine State Housing Authority) is Maine’s housing finance agency. It has provided $1.6 billion in loans to Maine’s housing market, financing the development of affordable rental housing and the purchase of first homes in communities throughout Maine.

MaineHousing also funds programs to provide rental assistance, emergency shelter, home repair, and fuel assistance.

For additional information about MaineHousing and its programs, please visit our web site at www.mainehousing.org.

Certain issues are hard to navigate, such as finding housing or heating your home. You’re not alone. 211 Maine can help.

Connect with Maine specialists at 211 Maine via phone, text, or email – it’s free and confidential. They are available 24 hours a day/7 days a week to provide information and connect you or someone you know to local programs and services that can help.

You can also search their online directory, then call them to discuss the options that are best for you.

• Dial 211
• Text your zip code to 898-211
• Visit www.211maine.org to search an online directory
• Email: info@211maine.org

Readers of the Rental Housing Guide also may be interested in:

Available online 24-7 and supported by a toll-free, bilingual call center, Monday-Friday, 9 am to 8 pm EST, 1-877-428-8844, Maine Relay 711.
SUBSIDIZED HOUSING

Subsidized housing is rental assistance provided by the government to help people with rent and utility costs. Under some programs, people who are income-eligible pay a percentage of their income toward their rental costs and government subsidy pays the rest. Other programs provide housing which is affordable for low and moderate income families.

There are two basic types of rental assistance — subsidized apartments and housing choice vouchers. Waiting lists for both subsidized apartments and housing choice vouchers can be long, so it may be to an applicant’s advantage to apply for both types of housing.

SUBSIDIZED APARTMENTS

Subsidized apartments are administered by four different agencies: MaineHousing (Maine State Housing Authority); the U.S. Department of Housing and Urban Development (HUD); USDA Rural Development (RD); and Public or Local Housing Authorities (LHA’s). Subsidized housing lists are available on-line at www.mainehousing.org under the tab for Renters. Many subsidized apartments are also listed on www.MaineHousingSearch.org. When contacting management agents, applicants should be prepared to disclose their gross household income; income restrictions may apply and can vary by apartment.

Applicants may also contact Local Housing Authorities listed on Pages 3-4 for information about their public housing.

For more information on subsidized housing, please contact:

MaineHousing (Maine State Housing Authority)
www.mainehousing.org
353 Water Street
Augusta, ME 04330-4633
Tel. 207-626-4600 or 1-800-452-4668
or Maine Relay 711

U.S. Department of Housing and Urban Development (HUD)
www.hud.gov
Customer Service Center, 1-800-955-2232

Maine State Office - Bangor
www.hud.gov/states/maine/offices
William Burney, Field Office Director, 207-945-0467
U.S. Dept. of Housing and Urban Development
M.C. Smith Federal Building, Room D20200
202 Harlow Street
Bangor, ME 04401

USDA Rural Development (RD)
www.rd.usda.gov/me

Aroostook and Washington Counties
RD District 1 Office - Multifamily
735 Main Street, Suite 1
Presque Isle, ME 04769
Tel. 207-764-4157 or 207-942-7331 (TTY)

Hancock, Knox, Penobscot, Piscataquis, Somerset, and Waldo Counties
RD District 2 Office - Multifamily
1423 Broadway, Suite 3
Bangor, ME 04401
Tel. 207-990-3676 or 207-942-7331 (TTY)

Androscoggin, Franklin, Kennebec, and Oxford Counties
RD District 3 Office - Multifamily
254 Goddard Road
Lewiston, ME 04240
Tel. 207-753-9400 or 207-942-7331 (TTY)

Cumberland, Lincoln, Sagadahoc, and York Counties
RD District 4 Office - Multifamily
306 U.S. Route 1, Suite B-1
Scarborough, ME 04074
Tel. 207-883-0159 or 207-942-7331 (TTY)
This program helps income-eligible tenants to obtain decent, safe, and sanitary housing by subsidizing a portion of their monthly rents and paying it directly to their landlords.

Both MaineHousing and Local Housing Authorities (referred to here as Housing Agencies) administer Section 8 Housing Choice Voucher Programs. MaineHousing serves areas outside of the Local Housing Authorities’ service areas. A Local Housing Authority voucher must be used within a Local Housing Authority’s service area and similarly a MaineHousing voucher must be used within a MaineHousing service area.

A voucher can be used for any type of private rental housing, if the housing meets certain housing quality inspection standards and the owner accepts the applicant as a tenant. Rent must be within the limits allowed by the program. A family that already is renting a suitable apartment, house, or mobile home when they receive a voucher may be able to remain in that unit and receive help with their monthly rent.

Landlords retain normal management rights and responsibilities, including tenant selection, collecting the tenant’s share of the monthly rent, property maintenance, and lease enforcement or obligations.

**HOW TO APPLY - CENTRALIZED WAIT LIST**

You can apply online at https://mainesection8centralwaitlist.org or with any participating housing agency listed on Page 3.

You can contact a participating housing agency to have an application mailed to you. Return the completed application to a participating housing agency.

You can stop into any participating housing agency and pick up an application. It can be filled out and returned onsite or you can drop it off at a later date.

You only need to complete and submit ONE preliminary application. By completing one application, you are included on the centralized waiting list and may be considered by some or all participating housing agencies.

Any application completed offline may be returned to any participating housing agency by mail, by hand, or by fax. Only one application per family will be accepted.

**HOW THE PROGRAM WORKS**

1. The applicant submits a completed application to be placed on the waiting list for a voucher.

2. The applicant should respond promptly to all Housing Agency requests for updated application information, and make sure to notify the Housing Agency in writing of any changes in address. Failure to do so will result in the applicant’s name being removed from the voucher waiting list.

3. After receiving a voucher, the applicant chooses a rental unit and discusses the program with the landlord. The unit cannot be owned by a relative (parent, grandparent, sister, brother, child, or grandchild) of any household member.

4. The applicant contacts the Housing Agency that issued the voucher so their inspector may inspect the selected unit.

5. If the unit passes inspection, the applicant and the landlord will sign a lease, and the Housing Agency will sign a contract with the landlord.

6. After the applicant signs the lease and the landlord signs a contract with the Housing Agency, the applicant can move into the unit.

7. The applicant pays his or her share of the rent to the landlord.

8. The Housing Agency will pay the balance of the rent to the landlord.

**TENANT RESPONSIBILITIES**

- Pay the security deposit.
- Pay the rent on time.
- Keep the unit clean and safe.
- Put questions to the landlord or Housing Agency in writing whenever possible.
- Allow inspections by the Housing Agency at least once a year.
- If planning to move, give written notice according to the terms of the lease to the landlord and Housing Agency.
- Report changes in income and family size to the Housing Agency.
- Follow the terms of the lease and Maine landlord/tenant laws.
- Follow the tenant responsibilities listed on the voucher.

**LANDLORD RESPONSIBILITIES**

- Check references of prospective tenants.
- Collect the security deposit.
- Collect the tenant’s portion of rent.
- Maintain the apartment in a safe and sanitary condition.
- Notify the Housing Agency immediately if a tenant vacates a unit.
- Follow the terms of the lease and Maine landlord/tenant laws.
- Notify the Housing Agency of a proposed eviction. The eviction process is governed by Maine law.
SUBSIDIZED HOUSING

OTHER AFFORDABLE APARTMENTS

“Mod Rehab” apartments are private apartments that were rehabilitated with MaineHousing funds in return for the owners’ commitment to affordable rents. To apply for these affordable apartments, contact one of the Mod Rehab Program Agents listed below.

Augusta Housing Authority
33 Union Street, Suite 3
Augusta, ME 04330
Tel. 207-626-2357; Fax 207-626-2359

Lewiston Housing Authority
One College Street
Lewiston, ME 04240
Tel. 207-783-1423; Fax 207-783-8648

MaineHousing
353 Water Street
Augusta, ME 04330-4633
Tel. 1-866-357-4853 or 207-624-5789 (voice)
Maine Relay 711
Fax 207-624-5713
www.mainehousing.org

Waterville Housing Authority
88 Silver Street
Waterville, ME 04901
Tel. 207-873-2155; Fax 207-877-9429
www.watervillehousing.org

HOUSING AGENCIES

MAINEHOUSING

MaineHousing
353 Water Street
Augusta, ME 04330-4633
Tel. 1-866-357-4853 or 207-624-5789 (voice)
Maine Relay 711
Fax 207-624-5713
www.mainehousing.org

LOCAL HOUSING AUTHORITIES

Auburn Housing Authority
20 Great Falls Plaza, P.O. Box 3037
Auburn, ME 04212-3037
Tel. 207-784-7351; Fax 207-784-5545
www.auburnhousing.org

Augusta Housing Authority
33 Union Street, Suite 3
Augusta, ME 04330
Tel. 207-626-2357; Fax 207-626-2359

Bangor Housing Authority
161 Davis Road
Bangor, ME 04401-2399
Tel. 207-942-6365; Fax 207-942-6043
www.bangorhousing.org

Bath Housing Authority
80 Congress Avenue
Bath, ME 04530
Tel. 207-443-3116; Fax 207-443-8116
www.bathhousing.org

Biddeford Housing Authority
22 South Street, P.O. Box 2287
Biddeford, ME 04005
Tel. 207-282-6537; Fax 207-286-0580

Brewer Housing Authority
15 Colonial Circle, Suite 1
Brewer, ME 04412
Tel. 207-989-7551; Fax 207-989-7554
www.brewerhousing.com

Brunswick Housing Authority
12 Stone Street, P.O. Box A
Brunswick, ME 04011
Tel. 207-725-8711; Fax 207-729-2642
www.brunswickhousing.org
SUBSIDIZED HOUSING

Caribou Housing Authority
City of Caribou
25 High Street
Caribou, ME 04736
Tel. 207-493-4234; Fax 207-376-0178
www.cariboumaine.org/index.php/departments/caribou-housing-agency-2/

Fort Fairfield Housing Authority
18 Fields Lane
Fort Fairfield, ME 04742
Tel. 207-476-5771; Fax 207-476-5450
www.ffha.org

Indian Township Passamaquoddy Reservation Housing Authority*
P.O. Box 99
Princeton, ME 04668
Tel. 207-796-8004; Fax 207-796-8019
www.passamaquoddy.com

Lewiston Housing Authority
One College Street
Lewiston, ME 04240
Tel. 207-783-1423; Fax 207-783-8648

Mt. Desert Island and Ellsworth Housing Authority
80 Mt. Desert Street, P.O. Box 28
Bar Harbor, ME 04609
Tel. 207-288-4770; Fax 207-288-4770
www.emdiha.org

Old Town Housing Authority
P.O. Box 404
Old Town, ME 04468
Tel. 207-827-6151; Fax 207-827-1502
www.oldtownhousing.net

Penobscot Nation Housing Department*
12 Wabanaki Way
Indian Island, ME 04668
Tel. 207-817-7370; Fax 207-817-7384
www.penobscotnation.org

Pleasant Point Passamaquoddy Reservation Housing Authority*
15 Elders Way, Suite 201
Perry, ME 04667
Tel. 207-853-6021; Fax 207-853-2368
www.wabanaki.com

Portland Housing Authority
14 Baxter Boulevard
Portland, ME 04101-1822
Tel. 207-773-4753; Fax 207-774-6471
www.porthouse.org

Presque Isle Housing Authority
58 Birch Street
Presque Isle, ME 04769
Tel. 207-768-8231; Fax 207-764-5614
www.pihousing.org

Sanford Housing Authority
17 School Street, P.O. Box 1008
Sanford, ME 04073
Tel. 207-324-6747; Fax 207-324-6870
www.sanfordhousing.org

South Portland Housing Authority
100 Waterman Drive, Suite 101
South Portland, ME 04106
Tel. 207-773-4140; Fax 207-773-4006
www.spha.net

Van Buren Housing Authority
130 Champlain Street
Van Buren, ME 04785-1339
Tel. 207-868-5441; Fax 207-868-2833

Waterville Housing Authority
88 Silver Street
Waterville, ME 04901
Tel. 207-873-2155; Fax 207-877-9429
www.watervillehousing.org

Westbrook Housing
30 Liza Harmon Drive
Westbrook, ME 04092
Tel. 207-854-9779; Fax 207-854-0962
www.westbrookhousing.org

York Housing Authority*
4 Pine Grove Lane
York, ME 03909
Tel. 207-363-8444; Fax 207-351-2801
www.yorkhousing.info
(York Housing Authority does not administer Section 8 Housing Choice Vouchers.)

*Housing Authorities marked with * are not participating in the centralized wait list.
HOUSING RESOURCES - PATH (PROJECTS FOR ASSISTANCE IN TRANSITION FROM HOMELESSNESS)

The PATH Program is designed to support the outreach, engagement, and delivery of services to eligible persons who are homeless and have serious mental illness and/or co-occurring substance abuse disorder with a particular emphasis on:

a. persons most in need of services and/or engagement by an Outreach Worker;

b. services which are not supported by mainstream mental health programs.

The primary target population of our PATH-funded outreach and engagement services is homeless persons, youth and adult, who are the hardest to reach and most difficult to engage with yet unknown severity of mental illness and/or co-occurring substance abuse disorders.

Enrollment into PATH-funded services begins with the creation of an electronic record. Persons who meet the PATH homeless definition and who have a mental illness and/or co-occurring substance abuse disorder may be considered to be eligible for PATH enrollment. For a list of providers go to: www.maine.gov/dhhs/samhs/mentalhealth/housing/path/#outreach.
Emergency shelters are available throughout Maine and contact information is provided below. People who are homeless may also want to contact their local town office for any local shelters that may not be listed in this guide.

**MAINE EMERGENCY SHELTERS**

**ANDROSCOGGIN COUNTY**

- **Hope Haven Gospel Mission**
  - General
  - Lewiston, ME
  - Tel. 207-783-6086

- **New Beginnings**
  - Youth
  - Lewiston, ME
  - Tel. 207-795-4077

- **Rural Community Action Ministries**
  - General
  - Leeds, ME (mostly families)
  - Tel. 207-524-5095

- **Safe Voices**
  - Domestic Violence
  - Auburn, ME
  - Tel. 1-800-559-2927

- **St. Catherine of Siena**
  - Women
  - Lewiston, ME
  - Tel. 207-241-7511

- **St. Martin de Porres Residence**
  - General-Adults
  - Lewiston, ME
  - Tel. 207-786-4690

**AROOSTOOK COUNTY**

- **Hope and Justice Project**
  - Domestic Violence
  - Caribou, Houlton, Fort Kent, ME
  - Tel. 1-800-439-2323

- **Maliseet Domestic Violence & Sexual Assault Program**
  - Domestic Violence/Sexual Assault
  - Houlton, ME
  - Tel. 207-532-6401 or 207-532-3000

- **Homeless Services of Aroostook – Sr. Mary O’Donnell Shelter**
  - General & Families
  - Presque Isle, ME
  - Tel. 207-764-5114

**CUMBERLAND COUNTY**

- **City of Portland – Family Shelter**
  - Families
  - Portland, ME
  - Tel. 207-775-6313 or 207-772-8339

- **City of Portland – Oxford Street Shelter for Men**
  - General-Men
  - Portland, ME
  - Tel. 207-775-6313 or 207-761-2072

- **Florence House**
  - General-Women
  - Portland, ME
  - Tel. 207-699-4392

- **Milestone Recovery**
  - Substance Abuse
  - Portland, ME
  - Tel. 207-775-4790

- **Preble Street – Joe Kreisler Teen Shelter**
  - Youth
  - Portland, ME
  - Tel. 207-775-0026

- **Preble Street – Resource Center**
  - Day Shelter (no overnights)
  - Portland, ME
  - Tel. 207-775-0026 or 207-874-1005

- **Tedford Housing – Individual Shelter**
  - General-Adults
  - Brunswick, ME
  - Tel. 207-729-1161 or 207-725-4871

- **Tedford Housing – Family Shelter**
  - General-Families
  - Brunswick, ME
  - Tel. 207-729-1161 or 207-729-4583

- **Through These Doors**
  - Domestic Violence
  - Portland, ME
  - Tel. 1-800-537-6066

**FRANKLIN COUNTY**

- **Western Maine Homeless Outreach**
  - General
  - Farmington, ME
  - Tel. 207-491-4100
### Hancock County
- **H.O.M.E., Inc. – Dorr House***
  - Mental Illness
  - Substance Abuse
  - Orland, ME
  - Tel. 207-469-7961

- **H.O.M.E., Inc. – Emmaus***
  - General
  - Ellsworth, ME
  - Tel. 207-667-3962

- **H.O.M.E., Inc. – St. Francis Inn***
  - General
  - East Orland, ME
  - Tel. 207-469-7961

- **The Next Step***
  - Domestic Violence
  - (safe homes)
  - Ellsworth, ME
  - Tel. 1-800-315-5579

### Kennebec County
- **Bread of Life Ministries***
  - General
  - Augusta, ME
  - Tel. 207-626-3479

- **Family Violence Project***
  - Domestic Violence
  - Augusta, ME
  - Tel. 1-877-890-7788

- **Mid-Maine Homeless Shelter***
  - General
  - Waterville, ME
  - Tel. 207-872-8082

- **Togus Veterans Affairs***
  - Veterans
  - Augusta, ME
  - Tel. 1-877-424-3838

### Knox County
- **Knox County Homeless Coalition***
  - General
  - Rockport, ME
  - Tel. 207-593-8151

- **New Hope for Women***
  - Domestic Violence
  - (safe homes)
  - Rockland, ME
  - Tel. 1-800-522-3304

### Oxford County
- **Rumford Group Homes – Monier Family Center***
  - Families
  - Rumford, ME
  - Tel. 207-369-9439

- **Rumford Group Homes – Norway Family Center***
  - Women & Children
  - Norway, ME
  - Tel. 207-743-6363

- **Rumford Group Homes – Rumford Family Center***
  - Families
  - Rumford, ME
  - Tel. 207-369-9439

### Penobscot County
- **Bangor Area Homeless Shelter***
  - General
  - Bangor, ME
  - Tel. 207-947-0092

- **Families and Children Together (FACT)***
  - Families
  - Bangor, ME
  - Tel. 207-941-2347

- **Partners for Peace***
  - Domestic Violence
  - Bangor, ME
  - Tel. 1-800-863-9909

- **Penobscot Community Health Center***
  - General & Substance Abuse
  - Bangor, ME
  - Tel. 1-800-244-2555 or 207-217-6713

- **Shaw House***
  - Youth
  - Bangor, ME
  - Tel. 1-888-561-7429 or 207-941-2874

- **Shepherds Godparent Home***
  - Women & Children
  - Bangor, ME
  - Tel. 207-949-2273

### Piscataquis County
- **Partners for Peace***
  - Domestic Violence
  - (safe homes)
  - Dover-Foxcroft, ME
  - Tel. 1-800-863-9909
ASSISTANCE FOR PEOPLE WHO ARE HOMELESS

SOMERSET COUNTY
Family Violence Project
Somerset County
Tel. 1-800-890-7788

New Hope Shelter
Solon, ME
Tel. 207-399-3348

Trinity Shelter
Skowhegan, ME
Tel. 207-399-7538 or 207-474-8833

WASHINGTON COUNTY
The Next Step*
Machias, ME
Tel. 1-800-315-5579

Passamoquoddy Peaceful Relations
Pleasant Point, ME
Tel. 1-877-853-2613

YORK COUNTY
Caring Unlimited*
Sanford, ME
Tel. 1-800-239-7298

York County Shelter Programs, Inc.*
Alfred, ME
Tel. 207-324-1137

You Are Never Alone (YANA)*
Saco, ME
Tel. 207-283-0069

*Shelters that receive MaineHousing funding are marked with an asterisk.

EMERGENCY SHELTER AND HOUSING ASSISTANCE PAYMENT PROGRAM (ESHAP)

The Emergency Shelter and Housing Assistance Program consists of funding components for shelters to provide the safety net of emergency housing for individuals and families that are experiencing homelessness. These components are for Shelter Operations, Stabilization, and Incentives and Performance. The Stabilization component provides Housing Navigator services such as assessment and housing prioritization, development of housing stability plans, linkages with mainstream and income resources, assistance with basic needs, housing search and placement, and following clients beyond shelter to ensure housing stability.

In addition, MaineHousing provides rental subsidies to ESHAP grantees on a first-come, first-served basis for program participants in the form of short-term and permanent rental subsidies. The short-term subsidies are provided through the Stability Through Engagement Program (STEP), and the permanent subsidies through Housing Choice Vouchers (HCV). This program is available for individuals and families that meet the HUD definition of homelessness and are working with a participating ESHAP shelter provider.

For additional homeless resources contact 211 Maine Inc. at 211 or www.211maine.org (TTY 211).
MCEDV (www.mcedv.org) provides support for victims of domestic violence and their children.

**Statewide Domestic Violence Hotline**
1-866-834-HELP (4357)

Any of the individual hotline numbers listed below may be called collect.

- **Hope and Justice Project**
  (Aroostook)
  754 Main Street
  Presque Isle, ME 04769
  1-800-439-2323
  www.hopeandjusticeproject.org

- **The Next Step**
  (Hancock)
  P.O. Box 1466
  Ellsworth, ME 04605
  207-677-0176 or
  1-800-315-5579
  www.nextstepdvproject.org

- **New Hope For Women**
  (Knox, Lincoln, Waldo)
  P.O. Box A
  Rockland, ME 04841-0733
  207-594-2129 or
  1-800-522-3304
  www.newhopeforwomen.org
HOME ENERGY ASSISTANCE PROGRAM (HEAP)

HEAP is a federally funded program that provides assistance with winter home heating fuel bills, based on household income and size.

The Emergency Crisis Intervention Program (ECIP) may provide emergency fuel deliveries between November 1st and March 31st.

For more information, or to make an appointment to complete an application, applicants may contact their local Community Action Program Agency serving their area listed below.

PROGRAM AGENTS

ANDROSCOGGIN AND OXFORD COUNTIES
Community Concepts, Inc.
240 Bates Street
Lewiston, ME 04240
Tel. 207-795-4065 or 1-800-866-5588; Fax 207-784-6882

AROOSTOOK COUNTY
Aroostook County Action Program
771 Main Street, P.O. Box 1116
Presque Isle, ME 04769
Tel. 207-768-3053 or 1-800-585-3053; Fax 207-768-3021

CUMBERLAND COUNTY
The Opportunity Alliance
222 St. John Street
Portland, ME 04102
Tel. 207-553-5900 or 1-800-698-4959;
TTY 207-874-1013; Fax 207-553-5976

FRANKLIN COUNTY
Western Maine Community Action
20B Church Street, P.O. Box 200
East Wilton, ME 04234
Tel. 207-645-3764 or 1-800-645-9636; Fax 207-645-3270

KENNEBEC, LINCOLN, SAGADAHOC, AND SOMERSET COUNTIES
Kennebec Valley Community Action Program
97 Water Street
Waterville, ME 04901
Tel. 207-859-1500 or 1-800-542-8227; Fax 207-872-6747

KNOX COUNTY
Penquis Community Action Program
315 Main Street, Suite 205
Rockland, ME 04841
Tel. 207-596-0361; Fax 207-594-2695

PENOBSCOT AND PISCATAQUIS COUNTIES
Penquis Community Action Program
262 Harlow Street, P.O. Box 1162
Bangor, ME 04402-1162
Tel. 207-973-3630; TTY 207-973-3520;
Fax 207-973-3699

WALDO COUNTY
Waldo Community Action Partners
9 Field Street, P.O. Box 130
Belfast, ME 04915
Tel. 207-338-3025 (HEAP) or 1-800-498-3025;
Fax 207-930-7324

WASHINGTON AND HANCOCK COUNTIES
Downeast Community Partners
248 Bucksport Road
Ellsworth, ME 04605
Tel. (HEAP) 207-664-2424 or 207-546-7544
or 1-800-828-7544 (from 8:00 - 12 noon);
Fax 207-664-2430

YORK COUNTY
York County Community Action Corp.
6 Spruce Street, P.O. Box 72
Sanford, ME 04073
Tel. 207-324-5762 or 1-800-965-5762; TTY 207-490-1078;
Fax 207-490-5023
MaineHousing works with participating Community Action Agencies to provide funding for lead abatement work to owners of rental units and single-family households that meet certain requirements. MaineHousing's Lead Hazard Reduction Demonstration Grant Program provides 0% deferred, forgivable loans (interest free with no monthly payments) to landlords, and grants to single-family households, in an effort to make lower-income homes in Maine lead safe.

The program provides up to $16,000 to eligible owner occupied single-family homeowners, and up to $10,000 per unit with a 10 unit maximum per landlord for lead safety improvements. For landlords, the entire amount of the loan is forgiven after 5 years, provided the property isn't refinanced or sold during that time and rental units are reserved for low-income tenants. For more information or to determine eligibility, homeowners and landlords may contact the Community Action Program Agency serving their county (listed below).

**Aroostook County Action Program**  
Tel. 207-768-3023 or 1-800-432-7881  
Servicing Aroostook County

**Cities of Lewiston and Auburn**  
207-739-6575  
Servicing Lewiston and Auburn

**City of Portland**  
207-874-8983  
Servicing Cumberland County

**Community Concepts, Inc.**  
207-743-7716 or 1-800-866-5588  
Servicing Androscoggin, Franklin, Oxford, and York counties

**Penquis Community Action Program**  
Tel. 207-973-3500 or 1-800-215-4942  
Servicing Hancock, Kennebec, Knox, Lincoln, Penobscot, Piscataquis, Sagadahoc, Somerset, Waldo, and Washington counties

Half of all children poisoned by lead in Maine live in rental housing. Most of the lead poisonings that occur in rental properties are due to paint in poor condition (www.maine.gov/dhhs/mecd/environmental-health/ehhp/lead/property-owners.shtml).

**LEAD HAZARDS**

Lead poisoning is one of the most serious health issues facing Maine children and their families. Lead-based paint is found in a significant number of homes in Maine built before 1978. Lead poisoning can cause serious and even permanent health problems, and is particularly dangerous to children under 6 years old. Remodeling and repair projects may create serious household lead poisoning risks. A large number of all lead poisoned children in Maine live in homes that have been renovated, or currently are being renovated.

**LEAD-RELATED REQUIREMENTS**

Landlords, property management companies, real estate agencies, and home sellers are required by state and federal law to inform potential occupants of the known presence of lead-based paint in pre-1978 housing.

Before signing a lease the landlord must disclose known lead-based paint and lead-based paint hazards and provide available written reports if applicable. The landlord must provide the pamphlet developed by the U.S. Environmental Protection Agency (EPA), the U.S. Department of Housing and Urban Development (HUD), and the U.S. Consumer Product Safety Commission (CSPC), titled "Protect Your Family from Lead in Your Home." This pamphlet can be found at www.epa.gov/lead/protect-your-family-lead-your-home.

Any child who is identified through lead screening as having an elevated blood lead level is reported to Maine Center for Disease Control and Prevention (Maine CDC). Maine CDC then has an inspection conducted to determine the source of the lead poisoning, including an inspection of the housing unit the poisoned child lives in. If lead-based substances in “poor” condition are identified, Maine CDC will provide notice to the tenants and the landlord. After notice the landlord has 30 days to remove, replace, or securely and permanently cover the substance in accordance with rules adopted by the Maine Department of Environmental Protection. Please see www.maine.gov/dep/rwm/lead/. Lead abatement work must be completed by a licensed lead abatement contractor. Please see www11.maine.gov/dep/waste/lead/leadcontractors.html

A landlord may not evict a tenant because of a lead hazard in the apartment. The landlord is required to move the tenant to a substitute unit, pay for moving expenses, and pay for any rental charges in excess of the tenant’s current expenses while the lead hazard is addressed.

For information about lead poisoning prevention, please contact the Maine Center for Disease Control and Prevention, Childhood Lead Poisoning Prevention Program, 207-287-4311 or 1-866-292-3474.
State law contains specific rights and protections for **tenants** (people who are renting housing). Tenants are protected from unsafe housing, unfair evictions, discrimination, mishandling of security deposits, and other abuses.

Tenants may be required to take certain actions to be protected under the law, actions which are designed to balance the legal rights of **landlords** (owners of rental housing) with the legal rights of tenants.

A landlord may require a tenant to enter into a written agreement, called a **lease**, when the tenant rents an apartment or house from the landlord. A written lease can benefit tenants and landlords if the terms of the lease are clear and fair. Tenants should read carefully the whole lease and understand their obligations under the lease before signing it.

A tenant can request that a landlord enter into a lease, but the landlord has no obligation under the law to do so. In many cases, there is no written lease between the landlord and the tenant, which is called **tenancy at will**. Most of Maine’s landlord/tenant laws are designed to protect tenants when there is no written lease and apply only to tenancies at will.

Some of these laws apply whether or not there is a written lease. Even though tenants and landlords may enter into a lease that contains provisions that are different than the law, tenants cannot agree to waive certain basic protections given to them by the law, no matter what is in the lease. For example, a landlord and a tenant may agree that the landlord can terminate the lease and evict the tenant without a reason by giving less than 30 days’ written notice (which is required by law for tenancies-at-will), but the landlord cannot forcibly eject the tenant by changing the locks on the door or removing the tenant’s furniture from the apartment even if the tenant agrees that the landlord can take such actions in the lease. Only a law enforcement officer can force the tenant to leave and only after the tenant has a court hearing and the court orders that the tenant be evicted.

The following resources provide information on Maine’s law and tenants’ rights and obligations under the law:

- **Pine Tree Legal Assistance** publishes Self Help Tools for Rental Housing, an online resource of landlord/tenant laws with helpful tips for tenants. For more information, landlords and tenants may visit the Pine Tree Legal Assistance web site at www.ptla.org/self-help/2652, or call a Pine Tree Legal Office located near them. See Page 15.

- The **Maine Attorney General’s Office** publishes the *Consumer Law Guide*, a technical summary of the law with references to the specific statutes. The Guide includes chapters on consumer rights when renting an apartment (Chapter 14), consumer rights when living in a mobile home (Chapter 15), and a model landlord-tenant lease (Chapter 16). For more information, landlords and tenants may visit the Attorney General’s web site at www.maine.gov/ag and click on *Consumer Law Guide*, or call 1-800-436-2131.

If landlords or tenants have any questions about their rights and obligations under the law or a lease, they should contact an attorney. If they cannot afford an attorney, a list of legal aid agencies is included on Page 15 of this Guide.

The following are general suggestions for tenants:

- Tenants should carefully read the whole lease and understand their obligations under the lease before signing it. If they do not understand a provision in the lease, they should ask the landlord to explain the provision, and if necessary, rewrite the provision in the lease to make it clear.

- Tenants should remember that a written lease is an agreement between the tenant and the landlord, so if there is something that is important to the tenant, he or she should make sure that it is written into the lease.

- When tenants move into a rental unit, they should make a list of all of the existing defects in and damage to the apartment. Tenants should provide the landlord with a copy of the list, and if possible, get the landlord to acknowledge the list by signing it. Tenants also should keep a copy of the list for their records. This will protect tenants in the event the landlord claims that any of the defects or damages on the list were caused by the tenant.

- Tenants should get a receipt from the landlord for all security deposits and rental payments and keep the receipts until they have satisfied all of their obligations under the lease, even if they are not living in the apartment (e.g., they have moved but are still obligated to pay rent under the lease). The landlord is required by law to give the tenant a receipt for all cash payments, which includes payment by check.

- All notices, agreements, understandings, changes, and complaints should be made in writing and should be dated and signed. Tenants should keep a copy of all written items given by the tenant to or received by the tenant from the landlord.

- Tenants should make sure that the landlord has their correct mailing address, including a forwarding mailing address, when they move out of the apartment. Many of the tenant protections under the laws contain notice requirements. If the landlord gives the tenant written notice at “the last known address” (which may not be the current address), the landlord may have satisfied his or her obligation under the law even if the tenant never received the notice.

- Tenants are responsible for their guests and their behavior. For example, tenants will be held responsible for all damage to their apartment and any disturbance caused by their guests. If the tenant’s guest brings a dangerous pet to the tenant’s apartment or the property on which it is located and the pet threatens or harms the landlord or other tenants, the tenant will be held responsible.

- Tenants should go to Self Help Tools for Rental Housing at www.ptla.org/self-help/2652, an online resource published by Pine Tree Legal Assistance, for more helpful tips.
NON-DISCRIMINATION

Landlords may not refuse to show or rent a unit or impose different terms or conditions on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, marital status, national origin, ancestry, physical or mental disability, age, familial status, or receipt of public assistance. This law does not apply to rental of: 1) a two-family dwelling, one unit of which is occupied by the owner; 2) the rental of not more than 4 rooms of a one-family dwelling which is occupied by the owner; or 3) the rental of any dwelling owned by a religious corporation to its members, unless the discrimination is based on race, color, or national origin.

Landlords are required to allow physically disabled tenants to modify their apartments so they may fully enjoy the premises. Tenants may be required to restore the interior of the premises to their original condition when they vacate the unit.

Landlords may restrict the number of occupants based upon the size of the unit, but any restriction must be consistent with applicable local, state, and federal restrictions.

Landlords generally may not refuse occupancy because a tenant requires the aid of an assistive animal unless the building consists of two units, one of which is occupied by the owner.

For further information or to make a complaint, tenants should contact:

**Maine Human Rights Commission**
State House Station 51
Augusta, Maine 04333
Tel. 207-624-6290 or Maine Relay 711
www.maine.gov/mhrc

or

**Office of Fair Housing and Equal Opportunity**
10 Causeway Street, Room 321
Boston, Massachusetts 02222-1092
Tel. 617-994-8300 (voice) or 1-800-827-5005 (voice) or 617-565-5453 (TTY)
www.hud.gov/offices/fheo

Tenants may have further rights under local ordinances.

OTHER LANDLORD OBLIGATIONS

**Lead Hazards** - See Page 11 of this guide for information about landlord obligations concerning lead hazards.

**Energy Efficiency** - A tenant who will be paying energy costs has the right to get information on the last 12 months of energy use from the energy supplier(s). Before a tenant enters into a contract or pays a deposit to rent or lease a property, the landlord shall provide the energy efficiency disclosure statement, obtain a signature, and keep a copy on file for three years. The standard disclosure form is posted on the Maine Public Utilities Commission's website at www.maine.gov/mpuc/online/forms/EnergyEfficiencyDisclosure.html.

**Radon Testing** - Landlords are required to have the air in each building with rental units tested for the presence of radon. Landlords must report test results to the Department of Health and Human Services (DHHS) within 30 days. The disclosure to tenants and DHHS must include the results of the test, the date of the test, that the tenant has the right to test, and a reference to where the tenant can get more information about radon. Tenants explicitly have the right to test for radon. If a tenant and the landlord get different results, the landlord may hire a professional and must disclose the new test results. The landlord also may choose to accept the tenant's results. The failure of a landlord to disclose test results or the falsification of records by a landlord is considered a breach of the state's Warranty of Habitability Act. A lease may be terminated within 30 days' notice in accordance with current law by a landlord or tenant if the results exceed 4.0 picocuries per liter. A landlord may not retain a security deposit for termination based on radon test results. See the DHHS website for more information, www.maine.gov/dhhs.

**Smoke Detectors and Carbon Monoxide Detectors** - Landlords are required to provide working smoke detectors and carbon monoxide detectors at the time a property or unit is rented. Tenants are required to keep the batteries in the detectors charged and to test the detectors. Tenants are prohibited from disabling the smoke detectors. Landlords are required to repair or replace a smoke detector or carbon monoxide detector if a tenant provides written notice to the landlord that the detector is not working properly.

**Smoking Policies** - Landlords are required to provide written notice to tenants and potential tenants about whether or not smoking is allowed. The notice must state whether smoking is prohibited on the premises, allowed on the premises, or allowed in limited areas. If the landlord allows smoking in limited areas, the notice must identify where smoking is allowed. A landlord may notify a tenant of the smoking policy in a written lease agreement, or provide a separate written notice. The landlord must provide this written notice before a tenant enters into a contract or pays a deposit to rent or lease the property.

**Bed Bugs** - Bed bugs are becoming much more common in Maine. MaineHousing has developed a fact sheet for renters, available at www.mainehousing.org/docs/default-source/default-document-library/bed-bugs-fact-sheet.pdf. For more information regarding landlord and tenant responsibilities related to bed bugs, see also Pine Tree Legal Assistance's website at www.ptla.org/rights-maine-renters-unsafe-or-unfit-housing. Additional information, including a link to the relevant statutory language, is available at www.mainehealth.gov/bedbugs.
ADDITIONAL RESOURCES

CODES AND ORDINANCES

Consumers should check with the local town office or city hall first for information on codes and ordinances.

For specific codes, consumers may visit www.maine.gov/professionallicensing or:

**Office of Professional and Occupational Regulation**
Tel. 207-624-8603 or Maine Relay 711

**Electrical information:**
Electricians' Examining Board
Tel. 207-624-8457 or Maine Relay 711

**Fire, Structural Safety information:**
State Fire Marshal
Tel. 207-626-3870 or Maine Relay 711

**Furnace safety information:**
Maine Fuel Board
Tel. 207-624-8627 or Maine Relay 711

**Plumbing information:**
Plumbers' Examining Board
Tel. 207-624-8627 or Maine Relay 711

PROPERTY TAX & RENT REFUND PROGRAM

Maine residents may be eligible to receive a limited reimbursement on their property tax or rent paid on their apartment. Residents may contact their local town office or city hall or:

**Maine Revenue Services**
www.maine.gov/revenue/taxrelief
Tel. 207-626-8475

EARNED INCOME TAX CREDIT - EITC

The EITC is a refundable federal income tax credit for low to moderate income working individuals and families. For more information on the EITC contact your local IRS Office.

MAINEHOUSINGSEARCH.ORG

If you are looking for an apartment or are a landlord with an apartment to rent, you may be interested in MaineHousingSearch.org - a free online rental listing service that links people who need housing with the housing they need.

- FREE, fast and easy to use with both simple and detailed search options
- Detailed listings can include pictures, maps, eligibility requirements (if applicable), and much more
- Available online 24-7 and supported by a toll-free, bilingual call center, Monday-Friday, 9 am to 8 pm EST, 1-877-428-8844, Maine Relay 711
- Continuously updated listings by a call center that regularly contacts landlords to verify availability status

MaineHousing, in collaboration with the Department of Health and Human Services (DHHS) and in partnership with 211 Maine, Smoke-Free Housing, and the Department of Environmental Protection (DEP), is sponsoring the website as a public service. The site is provided by Socialserve.

SMOKE FREE HOUSING

The Smoke-Free Housing Coalition of Maine offers information regarding smoke-free housing, tenant and landlord resources, and a listing of smoke-free housing in Maine. To find out more, consumers may visit their website at www.smokefreeforme.org or call 207-874-8774.

MAINE KIDS-KIN

Maine Kids-Kin provides services for grandparents, aunts, uncles, siblings, cousins, and extended family who are raising relatives' children.

www.familiesandchildren.org/maine-kids-kin.html
Tel. 1-866-298-0896

ASSISTANCE FOR SENIORS

Area agencies on aging provide information and resources for older adults in Maine. Consumers may contact:

Maine's Agencies on Aging
www.maine.gov/dhhs/loads/community-support/resource-centers.html
Tel. 1-877-353-3771

211 MAINE, INC.

2-1-1 is an easy-to-remember telephone number that helps connect people in need with the community resources available to help meet those needs. The 211 website offers an on-line searchable database of community resources available in Maine at www.211maine.org (TTY 211).

ASSISTANCE FOR PEOPLE WITH DISABILITIES

For information, services, and products that create opportunities for people with disabilities to live independently, consumers may contact:

**Alpha One**
www.alphaonenow.org
Bangor, Tel. 207-941-6553
Presque Isle, Tel. 207-764-6466
South Portland, Tel. 207-767-2189

ASSISTANCE FOR SENIORS
ADDITIONAL RESOURCES

ASSISTANCE FOR VETERANS

Veterans Benefits Administration - for questions concerning veteran benefits, compensation, insurance, and vocational rehabilitation, consumers may contact:

VAM & ROC
1 VA Center
Togus, ME 04330
Tel. 1-800-827-1000 or 1-800-829-4833 (TTY)

Veterans Health Administration - for homeless veteran health, mental health, and domiciliary care services, consumers may contact:

VAM & ROC
1 VA Center
Togus, ME 04330
Tel. 207-623-8411 or 1-877-421-8263

Veterans Services

National Veteran’s Call Center
Tel. 1-877-424-3838
www.va.gov/homeless/nationalcallcenter.asp
www.va.gov/homeless/index.asp

LEGAL RESOURCES

Legal assistance for low-income persons:

Pine Tree Legal Assistance:
www.ptla.org

ANDROSCOGGIN, FRANKLIN, AND OXFORD COUNTIES
95 Park Street, 3rd Floor, Lewiston
Tel. 207-784-1558 or Maine Relay 711

AROOSTOOK COUNTY
373 Main Street, Presque Isle
Tel. 207-764-4349 or Maine Relay 711

CUMBERLAND, SAGADAHOC, AND YORK COUNTIES
88 Federal Street, Portland
Tel. 207-774-8211 or Maine Relay 711

HANCOCK AND WASHINGTON COUNTIES
13 Cooper Street, Machias
Tel. 207-255-8656 or Maine Relay 711

KENNEBEC, KNOX, LINCOLN, AND SOMERSET COUNTIES
39 Green Street, Augusta
Tel. 207-622-4731 or Maine Relay 711

PENOBSCOT, PISCATAQUIS, AND WALDO COUNTIES
115 Main Street, 2nd Floor, Bangor
Tel. 207-942-8241 or Maine Relay 711

Pine Tree Native American Unit, Machias
Tel. 1-877-213-5630

Pine Tree Farmworker Unit, Bangor
Tel. 207-942-0673

Additional legal resources:

Community Mediation Services
www.voanne.org/mediation-services
Tel. 207-373-1140
or email Mediate@voanne.org

Disability Rights Center
www.drcme.org
Statewide Hotline, Tel. 1-800-452-1948 (V/TTY)

HelpMELaw
www.helpmelaw.org

Immigrant Legal Advocacy Project
www.ilapmaine.org
Tel. 207-780-1593 or 1-800-497-8505

Lawyer Referral and Information Services
www.mainebar.org/page/attorneyrequest
Tel. 1-800-860-1460

Legal Services for the Elderly
www.mainelse.org
Statewide Hotline, Tel. 1-800-750-5353

Maine Equal Justice Partners
www.mejp.org
Tel. 207-626-7058 or 1-866-626-7059

Maine Human Rights Commission
www.state.me.us/mhrc
Tel. 207-624-6290 or Maine Relay 711

Maine Volunteer Lawyer’s Project
www.vlp.org
Southern Maine
Tel. 1-800-442-4293
Monday, 1 to 3:30 pm and Friday, 9 to 11:30 am
Northern Maine:
Tel. 1-800-956-4276
Tuesday, 5 to 7 pm and Thursday, 10 AM to noon

State Attorney General’s Office
www.state.me.us/ag
Tel. 207-626-8849 or 1-800-436-2131 from 9 AM to
12 noon and 1-4 pm M-F
or email consumer.mediation@maine.gov
For a copy of “Consumer Rights When You Rent An Apartment”, “Consumer Rights When You Live In A Mobile Home”, or the “Model Landlord-Tenant Lease”, consumers may call 207-626-8861. Callers should leave a message with their name and address and the information needed.

To search Maine statutes on the web:
go to www.mainelegislature.org/legis/statutes/search.htm

MULTICULTURAL RESOURCES

For information and services for Maine’s racial, ethnic, and language minority communities, please contact:

Office of Multicultural Affairs
151 Jetport Boulevard
South Portland, ME 04106
Tel. 207-822-2380
GENERAL ASSISTANCE

General Assistance is financial help administered by each local community. It provides funds for basic living expenses for those who cannot afford them. All communities are required by state law to provide general assistance. Communities have local laws, called ordinances, which specify program eligibility and benefits. These ordinances must be made available to the general public through the municipal office or selectpersons.

Some communities have particular days or hours for applying for general assistance. When the administrator of the General Assistance Program determines that an emergency situation exists, the applicant must be allowed to apply for assistance that same day. An applicant is entitled to make out applications in writing, have privacy during the application and interviewing process, and receive a written decision within 24 hours. Applicants are required to prove income and living expenses, so they should bring check stubs and receipts for expenses.

For more information about General Assistance, applicants may contact their local town office or city hall or the Department of Human Services, General Assistance Division, 1-800-442-6003.
For more information contact:

MaineHousing

353 Water Street
Augusta, Maine 04330-4633
207-626-4600
1-800-452-4668, or
Maine Relay 711

www.mainehousing.org

Maine State Housing Authority ("MaineHousing") does not discriminate on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, marital status, national origin, ancestry, physical or mental disability, age, familial status or receipt of public assistance in the admission or access to or treatment in its programs and activities. In employment, MaineHousing does not discriminate on the basis of race, color, religion, sex, sexual orientation, gender identity or expression, national origin, ancestry, age, physical or mental disability or genetic information. MaineHousing will provide appropriate communication auxiliary aids and services upon sufficient notice. MaineHousing will also provide this document in alternative formats upon sufficient notice. MaineHousing has designated the following person responsible for coordinating compliance with applicable federal and state nondiscrimination requirements and addressing grievances:
Louise Patenaude
Maine State Housing Authority
353 Water Street
Augusta, Maine 04330-4633
Telephone Number 1-800-452-4668 (voice in state only),
(207) 626-4600 (voice), or Maine Relay 711