



132nd MAINE LEGISLATURE

FIRST SPECIAL SESSION-2025

Legislative Document

No. 1552

S.P. 636

In Senate, April 10, 2025

An Act to Prohibit Landlords from Setting Rents Through the Use of Artificial Intelligence

Reference to the Committee on Judiciary suggested and ordered printed.

A handwritten signature in black ink, appearing to read "D M Grant", is positioned above the printed name of the Secretary of the Senate.

DAREK M. GRANT
Secretary of the Senate

Presented by Senator TIPPING of Penobscot.

Cosponsored by Senator: CURRY of Waldo, Representatives: GERE of Kennebunkport,
GOLEK of Harpswell, MALON of Biddeford, YUSUF of Portland.

Be it enacted by the People of the State of Maine as follows:

Sec. 1. 14 MRSA §6030-K is enacted to read:

§6030-K. Prohibition on using algorithmic device or artificial intelligence in setting rent

A landlord or any other person responsible for setting the amount of rent to be paid by a tenant for the occupancy of a residential rental property may not use an algorithmic device or artificial intelligence in setting the amount of rent to be paid by a tenant for the occupancy of a residential property, including determining any change in the amount of rent to be paid by a tenant for a renewal of occupancy. For purposes of this section "algorithmic device" means a device that uses one or more algorithms to perform calculations of data, including data concerning local or statewide rent amounts being charged to tenants by landlords, for the purpose of advising a landlord concerning the amount of rent that a landlord may consider charging a tenant. For purposes of this section "artificial intelligence" means an engineered or machine-based system that varies in its level of autonomy and that can, for explicit or implicit objectives, infer from the input it receives how to generate outputs that can influence physical or virtual environments.

10. A violation of this section is considered an unfair trade practice under Title 5, chapter

SUMMARY

This bill prohibits a landlord or any other person responsible for setting the amount of rent to be paid by a tenant for the occupancy of a residential rental property from using an algorithmic device or artificial intelligence in setting the amount of rent to be paid by a tenant for the occupancy of a residential property, including determining any change in the amount of rent to be paid by a tenant for a renewal of occupancy. A violation of this prohibition is considered an unfair trade practice.