

MAINE STATE LEGISLATURE

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ONE HUNDRED AND SECOND LEGISLATURE

Legislative Document

No. 1311

S. P. 415

In Senate, February 19, 1965

Referred to Committee on Judiciary. Sent down for concurrence and ordered printed.

EDWIN H. PERT, Secretary

Presented by Senators Shiro of Kennebec and Glass of Waldo.

STATE OF MAINE

IN THE YEAR OF OUR LORD NINETEEN HUNDRED
SIXTY-FIVE

AN ACT Revising the Maine Industrial Building Law.

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

Sec. 1. R. S., T. 10, § 702, amended. Section 702 of Title 10 of the Revised Statutes is amended to read as follows:

§ 702. Purpose

It is declared that there is a state-wide need ~~for new industrial buildings~~ to provide enlarged opportunities for gainful employment by the people of Maine and to thus insure the preservation and betterment of the economy of the State and its inhabitants. It is further declared that there is a need to stimulate a larger flow of private investment funds from banks, investment houses, insurance companies and other financial institutions including pension and retirement funds, to help ~~satisfy the need for housing~~ **finance** industrial expansion. The Maine Industrial Building Authority is created to encourage the making of mortgage loans for the purpose of furthering industrial expansion in the State.'

Sec. 2. R. S., T. 10, § 703, sub-§ 1, amended. Subsection 1 of section 703 of Title 10 of the Revised Statutes is amended to read as follows:

1. Cost of project. "Cost of project" shall mean the cost or fair market value of ~~construction~~ **real estate improvements, lands, new machinery and equipment including installation thereof, used machinery and equipment,** property rights, easement, franchises, financing charges, interest, engineering and legal services, plans, specifications, surveys, cost estimates, studies and other expenses as may be necessary or incident to the development, construction, financing and placing in operation of an industrial project.'

Sec. 3. R. S., T. 10, § 703, sub-§ 3, ¶ A, amended. Paragraph A of subsection 3 of section 703 of Title 10 of the Revised Statutes is amended to read as follows:

A. Any building or other real estate improvement and, if a part thereof, the land upon which they may be located, and all real properties **and machinery and equipment** deemed necessary to their use by any industry for the manufacturing, processing or assembling of raw materials or manufactured products and for the purposes of research and development for industrial and manufacturing enterprises;

Sec. 4. R. S., T. 10, § 703, sub-§ 6, amended. Subsection 6 of section 703 of Title 10 of the Revised Statutes is amended to read as follows:

6. Mortgage. "Mortgage" shall mean a mortgage on an industrial project and the term "first mortgage" means such classes of first liens as are commonly given to secure advances on, or the unpaid purchase price of, real estate **or chattels** under the laws of the State of Maine, together with the credit instruments if any, secured thereby.'

Sec. 5. R. S., T. 10, § 751, amended. The last paragraph of section 751 of Title 10 of the Revised Statutes is amended to read as follows:

'No member of the authority shall participate in any decision involving insurance of payments on a loan to a local development corporation if said member has any interest in or connection with said local development corporation or any firm, partnership, corporation or association which intends to rent, lease or otherwise ~~occupy~~ use the property securing said loan.'

Sec. 6. R. S., T. 10, § 803, sub-§ 2, repealed and replaced. Subsection 2 of section 803 of Title 10 of the Revised Statutes is repealed and the following enacted in place thereof:

'2. Principal obligation; limit. Involve a principal obligation not to exceed \$8,000,000 for any one project and not to exceed the sum of 90% of the cost of the project related to real estate and 75% of the cost of the project related to machinery and equipment.'

Sec. 7. R. S., T. 10, § 803, sub-§ 3, amended. Subsection 3 of section 803 of Title 10 of the Revised Statutes is amended to read as follows:

'3. Maturity; limit. Have a maturity satisfactory to the authority but in no case later than 25 years from the date of the insurance **on real estate mortgages and 10 years from the date of insurance on chattel securities;**'

Sec. 8. R. S., T. 10, § 852, amended. Section 852 of Title 10 of the Revised Statutes is amended to read as follows:

'§ 852. Records confidential

No member of the authority, agent or employee thereof shall divulge or disclose any information obtained from the records and files or by virtue of such person's office concerning the name of any ~~tenant lessee~~ or information supplied by any ~~tenant lessee~~, mortgagee or local development corporation in support of an application for mortgage insurance. Annual returns filed with the authority by a mortgagee, ~~tenant lessee~~ or local development corporation shall be privileged and confidential.'