

MAINE STATE LEGISLATURE

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FIRST REGULAR SESSION

ONE HUNDRED AND NINTH LEGISLATURE

Legislative Document

No. 132

H. P. 120

House of Representatives, January 23, 1979

Referred to the Committee on Business Legislation. Sent up for concurrence and ordered printed.

EDWIN H. PERT, Clerk

Presented by Mr. Drinkwater of Belfast.

STATE OF MAINE

IN THE YEAR OF OUR LORD NINETEEN HUNDRED
SEVENTY-NINE

AN ACT to Allow Real Estate Rental Agents to be Unlicensed.

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

Sec. 1. 32 MRSA § 4001, sub-§ 2, first sentence, is repealed and the following enacted in its place:

A "real estate broker" is any person, firm, partnership, association or corporation who for a compensation or valuable consideration sells or offers for sale, buys or offers to buy, or negotiates the purchase or sale or exchange of real estate, or lists or offers to list for sale, any real estate or the improvements thereon for others, as a whole or partial vocation.

Sec. 2. 32 MRSA § 4001, next to last ¶, is repealed and the following enacted in its place:

A single transaction for a compensation or valuable consideration, of buying or selling real estate of or for another, or offering for another to buy or sell or exchange real estate, except as specifically excepted, shall constitute the person, firm, partnership, association or corporation performing, offering or attempting to perform any of the acts enumerated, a real estate broker or real estate salesman within the meaning of this chapter.

STATEMENT OF FACT

The purpose of this bill is to bring the law in line with general practice around the State. It is becoming more common for nonlicensees to serve as apartment managers or rental agents.