

MAINE STATE LEGISLATURE

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132nd MAINE LEGISLATURE

FIRST REGULAR SESSION-2025

Legislative Document

No. 50

H.P. 14

House of Representatives, January 8, 2025

**An Act to Provide the Right of First Refusal to Towns in Which the
University of Maine System and Similar Quasi-independent State
Entities Are Selling Property**

Received by the Clerk of the House on January 6, 2025. Referred to the Committee on State and Local Government pursuant to Joint Rule 308.2 and ordered printed pursuant to Joint Rule 401.

A handwritten signature in cursive script that reads "R B. Hunt".

ROBERT B. HUNT
Clerk

Presented by Representative DODGE of Belfast.
Cosponsored by Senator CURRY of Waldo.

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

2 **Sec. 1. 5 MRSA §12025** is enacted to read:

3 **§12025. Municipal right of first refusal upon sale of real property**

4 **1. Right of first refusal.** A municipality has a right of first refusal to purchase real
5 property that is owned by a quasi-independent state entity and is located within the
6 boundaries of the municipality at the current market value of the real property as
7 determined by an independent appraiser pursuant to subsection 2.

8 **2. Appraisal; notification of right.** Before selling, negotiating the sale of or offering
9 for sale real property in the State that is located within the boundaries of a municipality, a
10 quasi-independent state entity shall have the current market value of the real property
11 determined by an independent appraiser and shall notify in writing the municipal officers
12 of the municipality in which the real property is located of the municipality's right of first
13 refusal, the deadlines under subsection 3 for exercising the right and the current market
14 value of the real property as determined by the independent appraiser.

15 **3. Expiration of right.** A municipality's right of first refusal under subsection 1
16 expires if:

17 A. The municipality fails to send a written notice to the quasi-independent state entity
18 invoking the right of first refusal within 30 days of the date that the municipality
19 received a written notice that complies with the requirements of subsection 2; or

20 B. Unless the failure is caused by the quasi-independent state entity, the municipality
21 fails to complete the purchase of the real property within 3 months of the date that the
22 municipality sent a timely written notice to the quasi-independent state entity invoking
23 the right of first refusal.

24 **SUMMARY**

25 This bill establishes that a municipality has a right of first refusal to purchase real
26 property that is owned by a quasi-independent state entity and is within the boundaries of
27 the municipality at the current market value as determined by an independent appraiser.