

# MAINE STATE LEGISLATURE

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Date: 5/21/25

(Filing No. S-129)

# JUDICIARY

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## STATE OF MAINE

### SENATE

### 132ND LEGISLATURE

### FIRST SPECIAL SESSION

COMMITTEE AMENDMENT "A" to S.P. 139, L.D. 353, "Resolve, to Establish the Commission to Recommend Methods for Preventing Deed Fraud in the State"

Amend the resolve by striking out all of section 2 and inserting the following:

**Sec. 2. Commission membership. Resolved:** That, notwithstanding Joint Rule 353, the commission consists of 13 members as follows:

1. Five members appointed by the President of the Senate as follows:

A. Two members of the Senate, including one member of the party holding the largest number of seats in the Legislature and one member of the party holding the 2nd largest number of seats in the Legislature;

B. One individual who is a register of deeds in this State;

C. One individual who is an experienced title attorney in this State; and

D. One individual who represents civil legal aid providers for residents of this State who are elderly;

2. Five members appointed by the Speaker of the House as follows:

A. Two members of the House of Representatives, including one member of the party holding the largest number of seats in the Legislature and one member of the party holding the 2nd largest number of seats in the Legislature;

B. One individual who represents the Department of Public Safety, Maine State Police computer crimes unit;

C. One individual who represents a statewide association of real estate brokers and who has experience in real estate transactions; and

D. One individual who represents banking institutions in this State;

3. The chair of the Real Estate Commission within the Department of Professional and Financial Regulation, Office of Professional and Occupational Regulation or the chair's designee;

1 4. The Secretary of State or the secretary's designee; and

2 5. The Attorney General or the Attorney General's designee.'

3 Amend the resolve in section 5 in subsection 2 in paragraph D in the last line (page 2,  
4 line 28 in L.D.) by striking out the following: "and"

5 Amend the resolve in section 5 in subsection 3 in the last line (page 2, line 34 in L.D.)  
6 by striking out the following: "State." and inserting the following: 'State;'

7 Amend the resolve in section 5 by inserting after subsection 3 the following:

8 '4. Examine ways to mitigate the fraudulent listing of homes for rent by an individual  
9 who is not the legal homeowner; and

10 5. Examine ways in which deed fraud is being conducted through the Internet,  
11 including through the use of artificial intelligence technology.'

12 Amend the resolve by relettering or renumbering any nonconsecutive Part letter or  
13 section number to read consecutively.

#### 14 SUMMARY

15 This amendment makes the following changes to the Commission to Recommend  
16 Methods for Preventing Deed Fraud in the State membership:

17 1. It removes one member of the House of Representatives;

18 2. It adds one individual who represents civil legal aid providers for residents of this  
19 State who are elderly;

20 3. It adds one individual who represents banking institutions in the State;

21 4. It clarifies that the individual who represents law enforcement interests represents  
22 the Department of Public Safety, Maine State Police computer crimes unit; and

23 5. It removes one individual who represents a statewide association representing  
24 criminal defense attorneys.

25 The amendment also adds the following duties to require the commission to:

26 1. Examine ways to mitigate the fraudulent listing of homes for rent by individuals who  
27 are not the legal homeowners; and

28 2. Examine ways in which deed fraud is being conducted through the Internet,  
29 including the use of artificial intelligence technology.

#### 30 FISCAL NOTE REQUIRED

31 (See attached)



# 132nd MAINE LEGISLATURE

LD 353

LR 636(02)

Resolve, to Establish the Commission to Recommend Methods for Preventing Deed Fraud in the State

Fiscal Note for Bill as Amended by Committee Amendment "A" (S-129)

Committee: Judiciary

Fiscal Note Required: Yes

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## Fiscal Note

### Legislative Cost/Study

#### Legislative Cost/Study

The general operating expenses of this study are projected to be \$3,050 in fiscal year 2025-26. The Legislature's proposed budget for the 2026-2027 biennium includes \$22,196 in each of fiscal years 2025-26 and 2026-27 for the costs of legislative studies, as well as \$8,265 in projected balances from fiscal year 2024-25 and \$33,073 of balances carried over from prior years for this purpose. Whether these amounts are sufficient to fund all studies will depend on the number of studies authorized by the Legislative Council and the Legislature. The additional costs of providing staffing assistance to the study during the interim can be absorbed utilizing existing budgeted staff resources.

#### Fiscal Detail and Notes

Additional costs to the Departments of Public Safety, the Real Estate Commission and the Secretary of State associated with serving on the commission are expected to be minor and can be absorbed within existing budgeted resources.