

MAINE STATE LEGISLATURE

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FOURTH REVISION.

THE
REVISED STATUTES

OF THE

STATE OF MAINE,

PASSED AUGUST 29, 1883, AND TAKING EFFECT JANUARY 1, 1884.

BY THE AUTHORITY OF THE LEGISLATURE.



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CHAP. 93.

CHAPTER 93.

INQUESTS OF OFFICE, AND INFORMATIONS FOR INTRUSION.

- SEC. 1. Proceedings to revest in the State, lands granted on condition.
 2. Attorney general shall file information.
 3. Scire facias shall issue. Service.
 4. Judgment on default.
 5. Consequence of disclaimer by defendant.
 6. Proceedings, if defendant claims title.
 7. Proceedings if it is adjudged that defendant holds too much land.
 8. Such part shall be located by persons appointed by the court.
 9. Cases in which information may be filed, without order of the legislature.
 Notice, how to be given.
 10. Proceedings, judgment and costs.
 11. Information to recover escheats. Notice.
 12. Tenant shall set up no title, unless he claims under it.
 13. Costs, if defendant proves that he is tenant, agent or owner.
 14. Defendant may hold by title subsequently acquired. What judgment shall be rendered, if the State recovers.
 15. Effect of judgment, that the State be reseeded.
 16. Tenant under the State shall have betterments, although occupying less than six years.
 17. Proceedings by attorney general to obtain betterments.
 18. Execution therefor, how to be levied.

Proceedings to revest in the State, lands granted on condition. R.S., c. 93, § 1.

SEC. 1. Where lands have been granted by the Colony or Province of Massachusetts Bay, the Commonwealth of Massachusetts, or by this State, or are hereafter granted, on certain conditions alleged to have been violated, and the State claims to be revested therein, the following proceedings shall be had.

Attorney general shall file information. 1883, c. 233.

SEC. 2. When the legislature, or governor and council direct, the attorney general shall file an information in the supreme judicial court in the county where the lands lie, stating the grant and conditions, the breaches, and the claims of the State.

Scire facias shall issue. R.S., c. 93, § 3. —service.

SEC. 3. The court shall issue a scire facias against the person stated as holding the lands under such grant, returnable to said court, which shall be served thirty days before the return day.

Judgment on default. R.S., c. 93, § 4.

SEC. 4. If the defendant does not appear and answer to such information, judgment shall be rendered that the State be reseeded of its lands.

Consequence of disclaimer by defendant. R.S., c. 93, § 5.

SEC. 5. If he appears and disclaims holding said lands or any part thereof, the attorney general shall take nothing by his information, so far as respects the lands disclaimed; and the defendant, and all subsequently claiming under him, shall be estopped from claiming, or holding such disclaimed lands.

Proceedings, if defendant claims title. R.S., c. 93, § 6.

SEC. 6. If the defendant claims all or any part of the lands under such grant, and traverses the breaches, the cause shall be tried by jury, and if the issue is found in favor of the State, judgment shall be rendered that the State be reseeded of said estate and for costs; but if the issue is found for the defendant, he shall have judgment for his costs, to be paid from the state treasury.

- SEC. 7. If the only alleged breach of condition is that the defendant holds more land than he has a right to hold under the grant, and it is so found by the jury or the defendant's admission, the court shall assign to him by metes and bounds so much of the land held by him, as is equal in quantity to what he has a right to hold under the grant, and in such part thereof as is judged reasonable by the court.
- SEC. 8. Such part shall be located, by persons appointed by the court at the expense of the defendant, and a plan thereof returned to the court; and if confirmed by the court, it shall order an attested copy of the location and plan to be filed in the land office, and judgment shall be rendered that the State be reseized of the residue, and for costs.
- SEC. 9. In all other cases where an inquest is necessary, the attorney general, without order of the legislature, may file an information in said court, describing the estate claimed, and stating the title asserted thereto by the State; and notice shall be given as before mentioned, if there is any tenant in possession; if not, the notice shall be given as the court orders, at least ninety days before the sitting of the court to which it is returnable.
- SEC. 10. If no person appears and answers to the information, or if a verdict is found that the State has good title to such estate, judgment shall be rendered that the State be seized thereof and recover costs; but if the verdict is in favor of the defendant, he shall recover his costs to be paid from the state treasury.
- SEC. 11. The attorney general may file an information as aforesaid for recovering seizin by the State for any real estate supposed to have escheated to the State for want of legal heirs; and the court shall order such notice thereon as it judges proper.
- SEC. 12. In such case, the defendant shall not avail himself of the title of an alien, or of a subject of another nation or sovereign, or of any other person, unless he shows that he is his tenant or agent.
- SEC. 13. If on trial he proves that he is such tenant or agent, or the legal owner of such estate, he shall recover his costs, to be paid as aforesaid.
- SEC. 14. If it is found that he was not legal owner of such estate, nor had any right as tenant or agent when the process was commenced against him, but afterward acquired a good title, or became tenant or agent, the attorney general shall cease further to prosecute the suit; but when the defendant proves no such title to the estate as owner, or interest therein as tenant or agent, judgment shall be rendered that the State be seized thereof, and recover rents and profits as in case of a writ of entry between private persons.
- SEC. 15. When judgment on information is rendered that the State be reseized or seized of any lands, the State shall be deemed in law to be so seized, and any judgment so rendered shall conclude all privies and parties, and those claiming under them, so long as it remains in force, subject to the following section.
- SEC. 16. If a person appears and proves himself to have a legal title to such estate, and recovers it against the State or its grantee or tenant,

CHAP. 93.

Proceedings, if it is adjudged that defendant holds too much land. R.S., c. 93, § 7.

Such part shall be located by persons appointed by the court, &c. R.S., c. 93, § 8.

Cases in which information may be filed. R.S., c. 93, § 9.

—notice.

Proceedings, judgment and costs. R.S., c. 93, § 10.

Information to recover escheats. R.S., c. 93, § 11.

—notice.

Tenant shall not set up title of alien. R.S., c. 93, § 12. —exception.

If defendant is tenant or agent, costs. R.S., c. 93, § 13.

Defendant may hold by title subsequently acquired. R.S., c. 93, § 14.

Effect of judgment, that the State be reseized. R.S., c. 93, § 15.

Tenant under the State shall have

CHAP. 93.
betterments.
R.S., c. 93, § 16.

Proceedings
by attorney
general to
obtain
betterments.
R.S., c. 93, § 17.

Execution,
how to be
levied.
R.S., c. 93, § 18.

the estate shall be liable for all expenses of improvements thereon over and above the rents and profits thereof; although the tenant and those claiming under the State had not been in possession during six years.

SEC. 17. For the purpose of ascertaining the amount of such improvements, the attorney general, or the tenant or grantee of the estate, may file a bill in equity in the supreme judicial court for recovering the same; and proceedings shall be had thereon as in other cases in equity to ascertain and adjust the amount.

SEC. 18. The sheriff, by virtue of such execution, shall sell, at public auction, so much of said land as is sufficient to satisfy the execution and charges, unless otherwise paid.

CHAPTER 94.

FORCIBLE ENTRY AND DETAINER. TENANCIES.

- SEC. 1. Forcible entry and detainer, against whom it may be commenced.
2. Tenancy at will, or sufferance, and tenancies of buildings on land of third party, how to be terminated.
3. What magistrates have jurisdiction.
4. Complaint shall be inserted in writ; any person may recognize for non-resident plaintiff.
5. When defendant fails to show sufficient cause or is defaulted, proceedings.
6. When defendant files a brief statement claiming title in himself or another, proceedings.
7. Claimant may allege that brief statement is intended for delay, proceedings.
8. Either party may appeal; proceedings.
9. When judgment of magistrate is for claimant, he shall in all cases have possession, on filing recognizance.
10. Sums due for rent, and claims for damages, may be recovered by action of assumpsit.

Forcible
entry and
detainer,
against
whom it
may be
commenced.
R.S., c. 94, § 1.

SEC. 1. Process of forcible entry and detainer may be maintained against a disseizor who has not acquired any claim by possession and improvement; against a tenant holding under a written lease or contract, or person holding under such tenant, at the expiration or forfeiture of the term, without notice, if commenced within seven days from the expiration or forfeiture of the term; and against a tenant at will, whose tenancy has been terminated as provided in the following section. (a)

Tenancy at
will, how
it may be
determined.
1880, c. 219.

SEC. 2. Tenancies at will may be determined by either party, by thirty days' notice in writing for that purpose, given to the other party, and not otherwise save by mutual consent, excepting cases where the tenant, if liable to pay rent, shall not be in arrears at the expiration of the notice, in which case the thirty days aforesaid shall be made to expire upon a rent day. When the tenancy is terminated, the tenant is

(a) 18 Me., 268; 25 Me., 285; 30 Me., 180; 35 Me., 217; 46 Me., 278, 550; 57 Me., 390; 65 Me., 226; 67 Me., 266; 69 Me., 482; 70 Me., 209; 72 Me., 28, 45.