

# MAINE STATE LEGISLATURE

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STATE OF MAINE  
SENATE  
106TH LEGISLATURE  
FIRST SPECIAL SESSION

S.  
J. OF R.

SENATE AMENDMENT "A " to H.P. 1731, L.D. 2175, Bill, "AN ACT to Clarify the Exemption Date in the Minimum Lot Size Law."

Amend said Bill by inserting at the beginning of the first paragraph after the amending clause, the following new sentence:

'----- This chapter as to the use of a lot for single family residential purposes shall not apply to any lot which prior to January 1, 1970, was specifically described as an identifiable and separate lot either in the instrument conveying such lot to the then owner or in a valid and enforceable agreement for purchase and sale or was shown on a plan recorded in accordance with law, prior to January 1, 1970; provided that contiguous lots in the same ownership on or after October 3, 1973 shall be considered as one lot for the purposes hereof.'

Statement of Fact

The purpose of this amendment is as follows: Prior to October 3, 1973, the Minimum Lot Size Law contained an exemption for lots shown on a plan recorded prior to January 1, 1970 or in single ownership prior to October 1, 1969. In reliance upon the law, many persons bought lots less than 20,000 square feet in size with the intention of erecting a home at some later date. However, a revision to the law effective October 3, 1973, repealed the exemption except for those persons who had actually built a home.

This amendment would allow persons who bought lots in reliance on the prior law to build single family homes on those lots, subject to the requirements of the plumbing code. It should be noted, how-

*(Filing No. H-314)*

ever, that the owners of contiguous lots of less than 20,000 square feet will not, by this amendment, be able to take advantage of this exemption as to each lot but will be required to add the lots together.

(Roberts)

NAME:

COUNTY: York

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January 15, 1974. (Filing No. S-314).