

MAINE STATE LEGISLATURE

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STATE OF MAINE
SENATE
108TH LEGISLATURE
FIRST REGULAR SESSION

(Filing No. S-340)

SENATE AMENDMENT "F" to HOUSE AMENDMENT "B" to H.P.1385, L.D.
1573, Bill, "AN ACT to Control Conversion of Seasonal Dwellings
to Year-round Use in Shoreland Areas."

Amend the amendment by inserting at the end ^{before the statement of fact} /the following:

'Sec. 3. 30 MRSA §3223, sub-§§5 and 6 are enacted to read:

5. Prospective purchasers informed of restrictions. Prior to selling a dwelling or lot, or both, located within an area zoned under Title 12, sections 4811 through 4814, prospective purchasers shall be informed of any and all restrictions of the use of the dwelling or lot, or both.

All advertisements and sale agreements shall expressly state any and all restrictions on the use of the dwelling or lot or both, resulting from this chapter's requirements for conversion of the seasonal dwelling, shoreland zoning, Maine State Plumbing Code requirements for subsurface disposal systems, Title 38 requirements for surface disposal systems and Title 12, sections 4807 through 4807-G, requirements for minimum lot sizes.

6. Application. Subsections 3 and 4 shall not apply to any seasonal dwelling constructed after the effective date of this Act.'

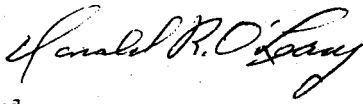
Statement of Fact

This amendment adds 2 provisions to the bill. First, the amendment provides that seasonal dwellings constructed prior to July 1, 1977, shall be exempted from the provisions of Title 30,

S.R.
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section 3223, subsections 3 and 4. Second, the amendment provides that no dwelling or lot located in a shoreland zoning area shall be advertised for sale without notifying prospective purchasers of any and all restrictions on the use of the property.

(O'Leary)
NAME:



COUNTY: Oxford

Reproduced and distributed pursuant to Senate Rule 11-A.

June 27, 1977

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