

MAINE STATE LEGISLATURE

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1 FIRST REGULAR SESSION
2

3 ONE HUNDRED AND TWELFTH LEGISLATURE
4

5 Legislative Document

No. 781

7 S.P. 292

In Senate, February 28, 1985

8 Referred to the Committee on Business and Commerce. Sent down for
9 concurrence and ordered printed.

10 JOY J. O'BRIEN, Secretary of the Senate

Presented by Senator Carpenter of Aroostook.

11 Cosponsored by Representative Kane of So. Portland, President Pray of
Penobscot and Speaker Martin of Eagle Lake.

12 STATE OF MAINE
13

14 IN THE YEAR OF OUR LORD
15 NINETEEN HUNDRED AND EIGHTY-FIVE
16

17 AN ACT to Promote Free Enterprise in Real
18 Estate Transactions.
19

20 Be it enacted by the People of the State of Maine as
21 follows:

22 32 MRSA §4006 is enacted to read:

23 §4006. Attorneys

24 No real estate broker or real estate salesman
25 may, in any transaction involving the sale of resi-
26 dential property with 4 or fewer living units, recom-
27 mend or refer a potential buyer to or suggest to that
28 buyer the name of any attorney or partnership or as-
29 sociation of attorneys to perform any legal services
30 connected with the purchase of that property.

31 Any real estate broker or real estate salesman
32 who violates this section shall forfeit to the buyer
33 any and all commission or compensation arising or ac-
34 cruing from that real estate transaction. A viola-

1 tion of this section is also an unfair trade prac-
2 tice, as defined in Title 5, chapter 10, and is sub-
3 ject to the remedies provided in that chapter.

4 STATEMENT OF FACT

5 The purpose of this bill is to prohibit real es-
6 tate brokers and salesmen from recommending attorneys
7 to potential home buyers.

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