

MAINE STATE LEGISLATURE

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1 (After Deadline)
2 SECOND REGULAR SESSION
3

4 ONE HUNDRED AND TWELFTH LEGISLATURE
5

6 Legislative Document

No. 2266

7
8 H.P. 1607 House of Representatives, March 26, 1986

9 Approved for introduction by a majority of the Legislative Council
pursuant to Joint Rule 27.

10 Referred to the Committee on Taxation. Sent up for concurrence and
ordered printed.

11 EDWIN H. PERT, Clerk

Presented by Representative Mitchell of Freeport.

Cosponsored by Senator Clark of Cumberland, Speaker Martin of Eagle
Lake and Senator Diamond of Cumberland.

12
13 STATE OF MAINE
14

15 IN THE YEAR OF OUR LORD
16 NINETEEN HUNDRED AND EIGHTY-SIX
17

18 AN ACT Enabling Towns to Establish
19 Municipal Land Banks.
20

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

23 30 MRSA c. 247 is enacted to read:

24 CHAPTER 247

25 ESTABLISHMENT OF MUNICIPAL LAND BANKS

26 §5501. Definitions

27 As used in this chapter, unless the context indi-
28 cates otherwise, the following terms have the follow-
29 ing meanings.

30 1. Commission. "Commission" means the land bank
31 commission established by a municipality pursuant to
32 section 5503.

1 2. Fund. "Fund" means any land bank fund estab-
2 lished under section 5508.

3 3. Land bank. "Land bank" means the municipal
4 land bank established by a municipality pursuant to
5 section 5502.

6 4. Local legislative body. "Local legislative
7 body" means the municipality's city council, town
8 council or town meeting.

9 5. Municipal officers. "Municipal officers"
10 means the town council, city council or selectmen.

11 6. Municipality. "Municipality" means any local
12 community whose government has the powers of a city
13 or town under the Constitution of Maine and the laws
14 of the State.

15 7. Purchase price. "Purchase price" means all
16 consideration in excess of an exempted amount which
17 may be established by 2/3 vote of the local legisla-
18 tive body, paid or transferred by or on behalf of a
19 purchaser to a seller or his nominee, or for his ben-
20 efit, for the transfer of any real property interest
21 and includes, but is not limited to, all cash or its
22 equivalent so paid or transferred; all cash or other
23 property paid or transferred by or on behalf of the
24 purchaser to discharge or reduce any obligation of
25 the seller; the principal amount of all notes or
26 their equivalent, or other deferred payments, given
27 or promised to be given by or on behalf of the pur-
28 chaser to the seller or his nominee; the outstanding
29 balance of all obligations of the seller which are
30 assumed by the purchaser or to which the real proper-
31 ty interest transferred remains subject after the
32 transfer, determined at the time of the transfer, but
33 excluding real estate taxes and other municipal liens
34 or assessments which are not overdue at the time of
35 transfer; and the fair market value, at the time of
36 transfer, of any other consideration or thing of val-
37 ue paid or transferred by or on behalf of the pur-
38 chaser, including, but not limited to, any property,
39 goods or services paid, transferred or rendered in
40 exchange for the real property interest.

1 8. Purchaser. "Purchaser" means the transferee,
2 grantee or recipient of any real property interests.

3 9. Real property interest. "Real property inter-
4 est" means any present or future legal or equitable
5 interest in or to real property and any beneficial
6 interest in the real property, including the interest
7 of any beneficiary in a trust which holds any legal
8 or equitable interest in real property, but does not
9 include any interest which is limited to any or all
10 of the following:

11 A. The dominant estate in any easement or right-
12 of-way;

13 B. The right to enforce any restriction;

14 C. Any estate at will or at sufferance and any
15 estate for years having a term of less than 30
16 years;

17 D. Any reversionary right or condition or right
18 of entry for condition broken;

19 E. The interest of a mortgagee or other secured
20 party in any mortgage or security agreement; or

21 F. Any interest of a stockholder in a corpora-
22 tion or partner in a partnership.

23 10. Referendum. "Referendum" means a polling of
24 the voters of the municipality pursuant to the proce-
25 dures set forth in Title 21, chapter 23.

26 11. Seller. "Seller" means the transferor,
27 grantor or donor of any real property interest.

28 12. Time of transfer. "Time of transfer" of any
29 real property interest means the time at which a
30 transfer is legally effective as between the parties
31 to the transfer and, in any event, with respect to a
32 transfer evidenced by an instrument recorded in the
33 appropriate registry of deeds, not later than the
34 time of the recording.

35 §5502. Municipal authority to establish

1 There is established in each municipality that
2 adopts this chapter by referendum, a municipal land
3 bank and fund, to be administered by a commission es-
4 tablished pursuant to section 5503, for the purposes
5 of acquiring, reclaiming, holding and managing land
6 and other real property interests of the types set
7 forth in section 5505.

8 §5503. Commission established

9 A municipal land bank established pursuant to
10 section 5502 shall be administered by a commission
11 consisting of between 3 and 7 persons either elected
12 or appointed by the municipal officers for staggered
13 3-year terms. If the municipality chooses by referen-
14 dum to elect the commission members, the initial com-
15 missioners shall be appointed by the municipal offi-
16 cers to serve until the first annual election of the
17 commission's members to be held at the next regularly
18 scheduled municipal election following the referendum
19 adopting this chapter. Members must be legal resi-
20 dents of the municipality and shall serve without
21 compensation. The commission shall elect a chairman
22 and a secretary-treasurer from among its members and
23 may adopt reasonable rules for the conduct of its af-
24 airs and the management of its holdings not inconsi-
25 stent with the provisions of this chapter. The de-
26 isions of the commission shall be by majority vote
27 of those present and voting and no business may be
28 transacted without a majority of the members present.
29 The commission shall keep accurate records of its
30 meetings and actions and shall file an annual report
31 with the municipal officers.

32 §5504. Powers and duties

33 The commission may, subject to this chapter:

34 1. Acquisition of real property. Purchase and
35 acquire, in its name, on behalf of the municipality,
36 fee simple interests and any lesser interests, in-
37 cluding conservation restrictions, development rights
38 or easements, in any real property situated within
39 the borders of the municipality, of the types set
40 forth in section 5505, including any improvements on
41 that real property, provided that all purchases or
42 acquisitions are consistent with the commission's
43 open-space plan;

1 2. Acceptance of gifts. Accept gifts of any real
2 property interests or of funds to further the pur-
3 poses of the land bank;

4 3. Disposition of real property. Dispose of all
5 or any portion of the real property interests held by
6 it, subject to the Constitution of Maine to the ex-
7 tent applicable and subject to the approval of the
8 municipal officers and the municipal conservation
9 commission or, if none has been appointed, the munic-
10 ipal planning board;

11 4. Debt. Incur debt, pledging the full faith and
12 credit of the municipality, only after having been
13 authorized to do so in each instance by a 2/3 vote of
14 the local legislative body;

15 5. Staff; professional services. Hire such staff
16 and obtain such professional services as are neces-
17 sary in order to perform its duties, including devel-
18 opment and updating of the commission's open space
19 plan; and

20 6. Administration and management of land. Main-
21 tain, manage and improve land and interests in land
22 held by it in a manner which allows public use and
23 enjoyment consistent with the natural, historic and
24 scenic resources of the land, including planting,
25 pruning and cutting of trees and shrubs to manage and
26 enhance natural systems and constructing nature
27 trails, bird nest boxes and nature identification
28 signs, provided that the use of land bank funds shall
29 be subject to the following limitations.

30 A. Expenditure of land bank funds for mainte-
31 nance, management and limited capital improvement
32 of municipally owned conservation lands purchased
33 with land bank funds shall not exceed 10% of the
34 total annual revenues to the land bank, provided
35 that municipalities shall be solely responsible
36 for maintenance of these lands.

37 B. Expenditure of land bank funds for mainte-
38 nance, management and limited capital improvement
39 of municipally owned conservation or park lands
40 not purchased with land bank funds shall not ex-
41 ceed 10% of the total annual revenues to the land
42 bank.

1 C. Expenditure of land bank funds for adminis-
2 trative costs incidental to implementation of the
3 land bank program shall not exceed 10% of the to-
4 tal annual revenues to the land bank.

5 §5505. Types of land which may be acquired

6 Land, interests in land and other real property
7 interests to be acquired and held as part of the land
8 bank must be situated within the boundaries of the
9 municipality and may consist of any of the following
10 types of land and interests in land:

11 1. Waterfront. Ocean, harbor, river, stream,
12 lake or pond frontage and adjoining backlands;

13 2. Marshes or estuaries. Fresh or saltwater
14 marshes, estuaries, flood plains and adjoining up-
15 lands;

16 3. Islands. Islands;

17 4. Recreational. Land for future active or pas-
18 sive public outdoor recreational use, including hik-
19 ing trails, bicycle paths, green belts and high ele-
20 vations with a view;

21 5. Aquifers. Aquifers, aquifer recharge areas
22 and other ecologically fragile or significant proper-
23 ty;

24 6. Unique properties. Properties with unique
25 historical or geological characteristics or otherwise
26 important to the community's cultural welfare;

27 7. Forestland. Woods or forestland suitable for
28 a town forest or usable by deer as a wintering yard;

29 8. Farmland or wildlife habitat. Farmland or
30 wildlife habitat;

31 9. Open spaces. Open spaces which help to shape
32 the settlement pattern of the community by promoting
33 the village concept and discouraging sprawl; or

34 10. Vacant properties; land and buildings in
35 disrepair. Vacant parcels of land, vacant buildings

1 and properties or buildings and properties in signif-
2 icant disrepair which may be reclaimed for the pur-
3 pose of establishing natural areas for open space or
4 park land.

5 §5506. Maintenance of real property; activities lim-
6 ited

7 The commission shall retain any real property in-
8 terest acquired pursuant to this chapter predominant-
9 ly in its natural, scenic or open condition, except
10 as otherwise provided in this chapter. Except upon
11 the approval of the municipal officers and the munic-
12 ipal conservation commission or, if none has been ap-
13 pointed, the municipal planning board and where ap-
14 propriate, subject to the Constitution of Maine or
15 state law, the commission shall not allow:

16 1. Construction. Construction or placing of
17 buildings; roads, other than paths for pedestrian or
18 bicycle use; signs; billboards; or other advertising
19 utilities or other structures on or above the sur-
20 face, except in furtherance of the purposes of this
21 chapter;

22 2. Dumping. Dumping or placing of soil or other
23 substance or material as landfill or dumping or plac-
24 ing of trash, waste or unsightly or offensive materi-
25 al;

26 3. Removal of vegetation. Removal or destruction
27 of trees, shrubs or other vegetation, except where
28 necessary for management purposes and to enhance nat-
29 ural systems or open-space uses;

30 4. Excavation or dredging. Excavation, dredging
31 or removal of loam, peat, gravel, soil, rock or other
32 mineral substance in such manner as to affect the
33 surface, except limited grading to enhance the
34 open-space uses of the land;

35 5. Surface use. Surface use except for purposes
36 permitting the land or water area to remain predomi-
37 nantly in its natural, scenic or open condition;

38 6. Drainage; water conservation; erosion. Activ-
39 ities detrimental to drainage, flood control, water

1 conservation, erosion control or soil conservation;
2 or

3 7. Other. Other acts or uses detrimental to the
4 natural, scenic or open condition of the land or wa-
5 ter areas.

6 In determining whether or not to approve a re-
7 quest to use, improve or dispose of any real property
8 interest acquired by a commission in a manner other-
9 wise prohibited by this section, the municipal offi-
10 cers and the municipal conservation commission or, if
11 none has been appointed, the municipal planning board
12 shall consider whether the request is in the interest
13 of conservation and any national, state, regional or
14 local program in furtherance of conservation; any
15 public, state, regional or local comprehensive land
16 use or development plan affecting the land; and any
17 known proposal by a governmental body for use of the
18 land.

19 §5507. Annual filing of plan

20 The commission shall file annually with the mu-
21 nicipal officers open-space, public-access and
22 outdoor-recreation plan which shall be, as far as
23 possible, consistent with the municipality's compre-
24 hensive plan and with any regional planning relating
25 to the area. The commission may, from time to time,
26 amend the plan. The commission shall actively seek
27 comments from the municipal planning board, conserva-
28 tion commission, municipal officers and the general
29 public at a public hearing before adopting a plan or
30 revisions to a plan. The plan must show all real
31 property interests then currently held by the commis-
32 sion, including a description of the use of those in-
33 terests and all acquisitions, improvements or dispo-
34 sitions of all real property interests held by the
35 commission at any time during the year preceding each
36 filing, including the reasons for that acquisition,
37 improvement or disposition. The plan shall also de-
38 lineate all unprotected property and existing or po-
39 tential open space being considered for purchase and
40 shall establish policies and priorities for these
41 purchases.

42 §5508. Land bank fund

1 The commission shall meet its financial obligations
2 by drawing upon a municipal land bank fund to
3 be set up as a separate revolving or sinking account
4 within the municipality. Deposits into the fund shall
5 include:

6 1. Appropriations. Funds appropriated to be de-
7 posited into the fund by vote of the legislative body
8 of the municipality;

9 2. Contributions. Voluntary contributions of
10 money or other liquid assets to the fund;

11 3. Fee revenues. Revenues from fees imposed upon
12 the transfer of real property interests as set forth
13 in section 5510, occurring after the establishment of
14 the municipal land bank, together with payments of
15 interest and penalties under section 5513; and

16 4. Proceeds from disposals. Proceeds from dis-
17 posal of real property interests.

18 All expenses lawfully incurred in carrying out
19 this chapter must be evidenced by proper vouchers and
20 shall be paid by the municipality only upon submis-
21 sion of warrants duly approved by the commission. The
22 municipality shall prudently invest available assets
23 of the fund and all income from any investment shall
24 accrue to the fund.

25 §5509. Records

26 The commission shall keep a full and accurate ac-
27 count of its actions, including a record as to when,
28 from or to whom and on what account money has been
29 paid or received relative to this chapter and, as to
30 when, from or to whom and for what consideration real
31 property interests have been acquired, improved or
32 disposed of. These records and accounts shall be sub-
33 ject to examination by the municipal officers.

34 §5510. Fees

35 In any municipality which adopts this chapter,
36 there is established a fee upon the transfer of any
37 real property interest in any real property situated
38 in the municipality. The fee shall be established

1 upon a 2/3 vote of the local legislative body in an
2 amount not to exceed 2% of the purchase price. The
3 level of the fee may be revised from time to time
4 within the 2% limit by 2/3 vote of the local legisla-
5 tive body. The municipality may establish the initial
6 level of the fee by the referendum pursuant to sec-
7 tion 5502. The fee and any revision to the fee shall
8 become effective only after notice of the fee by reg-
9 istered or certified mail has been received by the
10 register of deeds and only after posting of conspicu-
11 ous notices in the municipal offices and in the reg-
12 istry of deeds and publication of the notice in a
13 newspaper of general circulation in the county.

14 Revenues from the fee shall be deposited into the
15 land bank fund established under section 5502 and de-
16 scribed in section 5508. The fee shall be the liabil-
17 ity of the purchaser of the real property interest
18 and any attempt between the purchaser and the seller
19 or any other person with reference to the allocation
20 of the responsibility for bearing the fee does not
21 affect the liability of the purchaser. The fee shall
22 be paid to the commission, or its designee, and must
23 be accompanied by a copy of the deed or other instru-
24 ment evidencing the transfer and a copy of the real
25 estate transfer tax declaration of value form pre-
26 pared pursuant to Title 36, chapter 711-A, attesting
27 to the true and complete purchase price and the ba-
28 sis, if any, upon which the transfer is claimed to be
29 exempt in whole or in part from the fee imposed under
30 this section. The commission, or its designee, shall
31 promptly execute and issue a certificate indicating
32 that the appropriate fee has been paid or that the
33 transfer is exempt from the fee with a statement of
34 the basis for the exemption.

35 The register of deeds for the county in which a
36 municipality which adopts this chapter sits, shall
37 not record or receive or accept for recording any
38 deed, except a mortgage deed, for property located
39 within that municipality, unless such a certificate
40 executed by the commission or its designee is affixed
41 to the deed. Failure to comply with this requirement
42 does not affect the validity of any instrument. The
43 fee imposed under this section shall be due at the
44 time of the transfer upon which it is imposed.

1 §5511. Cancellation

2 At any time within 7 days following the issuance
3 of the certificate of payment of the fee imposed by
4 section 5510, the purchaser or his legal representa-
5 tive may return the certificate to the commission or
6 its designee for cancellation, together with an affi-
7 davit signed under oath or under the pains and penal-
8 ties of perjury that the transfer with respect to
9 which the certificate was issued has not been consum-
10 mated. The fee paid with respect to any such can-
11 celled transfer shall be forthwith returned to the
12 purchaser or his legal representative.

13 §5512. Exempt transfers

14 Except as otherwise provided, the purchaser shall
15 have the burden of proof that any transfer is exempt
16 under this section. The following transfers of real
17 property interests shall be exempt from the fee es-
18 tablished by section 5510:

19 1. Transfers to governmental agencies. Transfers
20 to the Federal Government, to this State and any of
21 their instrumentalities, agencies or subdivisions,
22 including a municipality's land bank commission;

23 2. Supplemental transfers. Transfers which,
24 without additional consideration, confirm, correct,
25 modify or supplement a transfer previously made;

26 3. Gifts. Transfers made as gifts without con-
27 sideration. In determining the amount of any fee due
28 under this chapter, it shall be presumed that any
29 transfer for consideration of less than fair market
30 value of the real property interest transferred was
31 made as a gift without consideration to the extent of
32 the difference between the fair market value of the
33 real property interest transferred and the amount of
34 consideration claimed by the purchaser to have been
35 paid or transferred, if the purchaser was at the time
36 of transfer the spouse, lineal descendant or lineal
37 ancestor of the seller, by blood or adoption, and
38 otherwise it shall be presumed that consideration was
39 paid in an amount equal to the fair market value of
40 the real property interest transferred at the time of
41 transfer;

1 4. Transfers to trustees. Transfers to the
2 trustees of a trust in exchange for a beneficial in-
3 terest received by the seller in that trust or dis-
4 tributions by the trustees of a trust to the benefi-
5 ciaries of that trust;

6 5. Transfers by operation of law. Transfers by
7 operation of law without actual consideration, in-
8 cluding, but not limited to, transfers occurring by
9 virtue of the death or bankruptcy of the owner of a
10 real property interest;

11 6. Transfers made in partition of land. Trans-
12 fers made in partition of land and land improvements
13 pursuant to Title 14, chapter 719;

14 7. Transfers to charitable organizations. Trans-
15 fers to any charitable organization as defined under
16 the United States Internal Revenue Code of 1954, as
17 amended, or to any religious organization, provided
18 that the real property interests so transferred will
19 be held by the charitable or religious organization
20 solely for its public charitable or religious pur-
21 poses;

22 8. Transfers to mortgagees. Transfers to a mort-
23 gagee in foreclosure of the mortgage held by that
24 mortgagee and transfers of property subject to a
25 mortgage to the mortgagee in lieu of foreclosing the
26 mortgage;

27 9. Transfers to corporations or partnerships.
28 Transfers made to a corporation or partnership at the
29 time of its formation, pursuant to which transfer no
30 gain or loss is recognized under the United States
31 Internal Revenue Code of 1954, as amended;

32 10. Division of marital assets in divorce.
33 Transfers consisting of the division of marital as-
34 sets in connection with a divorce;

35 11. Transfers of property outside the municipal-
36 ity. Transfers of property consisting in part of real
37 property interests situated in the municipality and
38 in part of property interests situated outside of the
39 municipality, to the extent that the property trans-
40 ferred consists of property situated outside of the

1 municipality; provided that the purchaser shall fur-
2 nish the commission with such information as it shall
3 require or request in support of the claim of exemp-
4 tion and manner of allocation of the consideration
5 for those transfers; or

6 12. Transfers of property priced at less than a
7 threshold amount. Transfers of property when the pur-
8 chase price is less than a threshold amount estab-
9 lished by a 2/3 vote of the local legislative body or
10 by the municipality at the referendum pursuant to
11 section 5502.

12 §5513. Failure to pay fees; additional payments

13 A purchaser who fails to pay all or any portion
14 of the fee established by section 5510 on or before
15 the time when the fee is due shall be liable for the
16 following payments in addition to the fee.

17 1. Interest. The purchaser shall pay interest on
18 the unpaid amount of the fee to be calculated from
19 the time of transfer at a rate equal to 15% a year.

20 2. Penalties. Any person who, without fraud or
21 willful intent to defeat or evade a fee imposed by
22 this chapter, fails to pay all or a portion of the
23 fee within 30 days after the time of transfer, shall
24 pay a penalty equal to 5% of the outstanding fee as
25 determined by the commission for each month or por-
26 tion of a month thereafter that the fee is not paid
27 in full. In no event may the amount of any penalty
28 imposed under this subsection exceed 25% of the un-
29 paid fee due at the time of transfer. Whenever the
30 commission determines that all or a portion of a fee
31 due under this chapter was unpaid due to fraud with
32 intent to defeat or evade the fee imposed by this
33 chapter, a penalty equal to the amount of the fee as
34 determined by the commission shall be paid by the
35 purchaser in addition to the fee.

36 §5514. Notice of failure to pay; hearing; appeal;
37 suit; liens

38 1. Notice; hearing; appeal. The commission shall
39 notify a purchaser by registered or certified mail of
40 any failure to discharge in full the amount of the

1 fee due under this chapter and any penalty or interest
2 assessed. The commission shall grant a hearing on
3 the matter of the imposition of the fee or any penalty
4 or interest assessed, if a written request for the
5 hearing is received by the commission within 30 days
6 after the mailing of the notice. The commission shall
7 notify the purchaser in writing by registered or certified
8 mail of its determination concerning the deficiency,
9 penalty or interest within 15 days after the
10 hearing. Any party aggrieved by a determination of
11 the commission concerning a deficiency, penalty or
12 interest may, after payment of the amount determined,
13 appeal to the District Court or Superior Court within
14 90 days after the mailing of notification of the determination
15 of the commission. Upon the failure to
16 timely petition for a hearing or appeal to the court,
17 within the time limits established in this section,
18 the purchaser shall be bound by the terms of the notification,
19 assessment or determination, as the case
20 may be, and shall be barred from contesting the fee
21 and any interest and penalty as determined by the
22 commission. All decisions of the courts are appealable.
23 Every notice to be given under this section by
24 the commission shall be effective if mailed by certified
25 or registered mail to the purchaser at the address
26 stated in a recorded instrument by virtue of
27 which the purchaser holds an interest in land, the
28 transfer of which gives rise to the fee which is the
29 subject of the notice. If no address is stated or the
30 transfer is not evidenced by an instrument recorded
31 in the county registry of deeds, the notice shall be
32 effective when mailed to the purchaser in care of any
33 person appearing of record to have a fee interest in
34 the land, at the address of a person as set forth in
35 an instrument recorded in the registry of deeds.

36 2. Personal debt; recovery. All fees, penalties
37 and interest required to be paid pursuant to this
38 chapter shall constitute a personal debt of the purchaser
39 and may be recovered in an action of contract
40 or in any other appropriate action, suit or proceeding
41 brought by the commission.

42 3. Lien. If any purchaser liable to pay a fee
43 established by this chapter neglects or refuses to
44 pay the the fee, the amount, including any interest
45 and penalty, shall be a lien in favor of the commis-

1 sion upon all property and rights to property, wheth-
2 er real or personal, belonging to the purchaser. The
3 lien shall arise at the time of transfer and shall
4 continue until the liability for the amount is satis-
5 fied. The lien shall, in any event, terminate not la-
6 ter than 6 years following the time of transfer. The
7 lien shall not be valid as against any mortgagee,
8 pledgee, purchaser or judgment creditor, unless no-
9 tice of the lien has been filed by the commission in
10 the applicable registry of deeds with respect to real
11 property or in the office of the Secretary of State
12 with respect to personal property.

13 4. Civil actions; release. In any case where
14 there has been a refusal or neglect to pay any fee,
15 interest or penalties imposed by this chapter, wheth-
16 er or not levy has been made, the commission, in ad-
17 dition to other modes of relief, may direct a civil
18 action to be filed in the District Court or Superior
19 Court to enforce the lien of the commission under
20 this section with respect to the liability or to sub-
21 ject any property in which the delinquent has any
22 right, title or interest, to the payment of the lia-
23 bility. The commission may issue a waiver or release
24 of any lien imposed by this section and the waiver or
25 release shall be conclusive evidence that the lien
26 upon the property covered by the waiver or release is
27 extinguished.

28 §5515. Other programs

29 Municipalities which adopt this chapter are not
30 precluded from participating in other state grant
31 programs for the purpose of land acquisition. The ex-
32 istence of a land bank in a municipality shall not be
33 considered in determining eligibility for the grants.
34 Land bank funds may be used as the local share for
35 state grants for land acquisitions which are consist-
36 ent with the purpose of this chapter.

1

STATEMENT OF FACT

2 This bill allows a town to establish, through a
3 local referendum, a town land bank administered by a
4 locally elected commission, which is directed to in-
5 ventory the town's natural resources and acquire
6 through donation or purchase, lands or interests in
7 lands determined to be important to the town's wel-
8 fare.

9

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