

MAINE STATE LEGISLATURE

The following document is provided by the
LAW AND LEGISLATIVE DIGITAL LIBRARY
at the Maine State Law and Legislative Reference Library
<http://legislature.maine.gov/lawlib>



Reproduced from scanned originals with text recognition applied
(searchable text may contain some errors and/or omissions)



114th MAINE LEGISLATURE

FIRST REGULAR SESSION - 1989

Legislative Document

No. 1665

H.P. 1198

House of Representatives, May 16, 1989

Reference to the Committee on Housing and Economic Development suggested and ordered printed.

A handwritten signature in cursive script that reads "Ed Pert".

EDWIN H. PERT, Clerk

Presented by Representative MELENDY of Rockland.

Cosponsored by Representative COTE of Auburn, Representative MAYO of Thomaston and Representative SKOGLUND of St. George.

STATE OF MAINE

IN THE YEAR OF OUR LORD
NINETEEN HUNDRED AND EIGHTY-NINE

An Act to Ensure that Certain Homeowners May Remain in Their
Own Homes Regardless of Zoning.



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

3 30-A MRSA §4555 is enacted to read:

5 §4555. Conversion to multi-family residence

7 1. Conversion allowed. The owner of a single-family
8 residence may convert the interior of that residence to create a
9 multi-family residence, even if the residence is within a zone in
10 which multi-family residences are not permitted, if:

11 A. The owner has owned the residence for at least 10 years,
12 as a single or joint tenant or tenant in common;

13 B. The owner resides in the residence;

14 C. The exterior of the residence is in no way altered by
15 the conversion; and

16 D. The owner derives rental income as a result of the
17 conversion.

18 2. Restoration. If the person who owned the residence when
19 a conversion was made under subsection 1 dies, transfers title to
20 the residence or ceases to reside in the residence, the residence
21 must be altered to comply with the zoning requirements in effect
22 for its location on the date of the death, transfer or cessation
23 of residency.

24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41

STATEMENT OF FACT

Under this bill, the owner of a single-family residence would be allowed to convert the home to a multi-family residence to acquire rental income as long as the exterior of the structure is in no way altered and the owner continues to live in the structure. The bill requires that, upon a transfer of the property or the termination of the owner's residency, the building must then be altered to comply with zoning requirements in effect.