

MAINE STATE LEGISLATURE

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117th MAINE LEGISLATURE

FIRST REGULAR SESSION-1995

Legislative Document

No. 217

H.P. 169

House of Representatives, January 24, 1995

An Act to Amend the Sewer Lien Law to Provide Clear Title.

Reference to the Committee on State and Local Government suggested and ordered printed.

A handwritten signature in black ink, reading "Joseph W. Mayo".

JOSEPH W. MAYO, Clerk

Presented by Representative WINGLASS of Auburn.

Cosponsored by Representatives: BERRY of Livermore, SAVAGE of Union.

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

Sec. 1. 38 MRSA §1208, as amended by PL 1987, c. 548, is further amended by adding at the end a new paragraph to read:

A discharge of the certificate given after the right of redemption has expired, which discharge has been recorded in the registry of deeds for more than one year, terminates all title of the municipality derived from that certificate or any other recorded certificate for which the right of redemption expired 10 years or more prior to the foreclosure date of this discharge lien, unless the municipality has conveyed any interest based upon the title acquired from any of the affected liens.

Sec. 2. Application. This Act applies to all liens recorded prior to and after the effective date of this Act.

STATEMENT OF FACT

This bill promotes and enhances the security of title to real estate where the debt to a sewer district is paid after the redemption period of a sewer lien expires. This bill mirrors the language regarding municipal tax lien mortgages in the Maine Revised Statutes, Title 36.