

MAINE STATE LEGISLATURE

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119th MAINE LEGISLATURE

FIRST REGULAR SESSION-1999

Legislative Document

No. 925

H.P. 669

House of Representatives, February 2, 1999

An Act to Create a Superlien for Condominium Association Assessments.

Reference to the Committee on Taxation suggested and ordered printed.

A handwritten signature in black ink that reads "Joseph W. Mayo".

JOSEPH W. MAYO, Clerk

Presented by Representative LEMOINE of Old Orchard Beach.

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

4 **Sec. 1. 33 MRSA §1603-116, sub-§(b), as repealed and replaced**
by PL 1983, c. 816, Pt. A, §40, is amended to read:

6 (b) A lien under this section is prior to all other liens
and encumbrances on a unit except: ~~(1) Liens and encumbrances~~
8 ~~recorded before the recordation of the declaration; (2) A first~~
~~mortgage recorded before or after the date on which the~~
10 ~~assessment sought to be enforced becomes delinquent; and (3)~~
Liens liens for real estate taxes and other governmental
12 assessments or charges against the unit. This subsection does
not affect the priority of mechanics' or materialmen's liens, or
14 the priority of liens for other assessments made by the
association. The lien under this section is not subject to the
16 provisions of Title 14, section 4651 and Title 18-A, Part 2, as
they or their equivalents may be amended or modified from time to
18 time.

20 **SUMMARY**

22 This bill provides that a lien for condominium assessments
24 takes priority over all other liens except real estate taxes and
other governmental assessments against the unit.
26