

# MAINE STATE LEGISLATURE

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# 119th MAINE LEGISLATURE

## FIRST REGULAR SESSION-1999

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Legislative Document

No. 1689

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H.P. 1178

House of Representatives, March 4, 1999

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### An Act to Protect Holders of Camp Lot Leases.

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Reference to the Committee on Agriculture, Conservation and Forestry suggested and ordered printed.

A handwritten signature in cursive script that reads "Joseph W. Mayo".

JOSEPH W. MAYO, Clerk

Presented by Representative JOY of Crystal.  
Cosponsored by Representatives: CROSS of Dover-Foxcroft, SIROIS of Caribou, STANLEY of Medway.

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

4 **Sec. 1. 33 MRSA c. 42 is enacted to read:**

6 **CHAPTER 42**

8 **CAMP LOT LEASES**

10 **§2001. Definitions**

12 As used in this chapter, unless the context otherwise indicates, the following terms have the following meanings.

14 1. Camp lot. "Camp lot" means a parcel of land of less than 2 acres located within the jurisdiction of the Maine Land Use Regulation Commission that is developed as, or may be developed as, a seasonal or year-round residential dwelling.

18 2. Camp lot lease. "Camp lot lease" means a conveyance of a camp lot by a fee simple owner to another person in consideration of rent under a lease agreement having a term of at least 5 years.

24 **§2002. Limitations on leases after January 1, 2000**

26 A camp lot lease executed, renewed or extended after January 1, 2000 may not set the annual rent at more than 3 times the annual property taxes of the camp lot and may not allow for termination of the lease for any reason other than failure of the lessee to pay property taxes. The lease must specify that the lessor shall clearly mark the boundaries of the camp lot and maintain a map of the frontage and boundary lines. Upon termination of a camp lot lease, the lessee is entitled to reimbursement of costs incurred by the lessee during the term of the lease for improvements to the property.

38 **SUMMARY**

40 This bill limits the annual rent that may be charged under a camp lot lease to not more than 3 times the annual property taxes for that camp lot. The bill also prohibits the termination of a camp lot lease for any reason other than failure of the lessee to pay property taxes. The bill also requires that a camp lot lease require the lessor to clearly mark the boundaries of the camp lot and to maintain a map of the frontage and boundary lines of the lot. Upon termination of the lease, the lessee is entitled to reimbursement of costs incurred by the lessee during the term of the lease for improvements to the property.

2           The provisions of this bill apply to camp lots located  
within the jurisdiction of the Maine Land Use Regulation  
4 Commission and only to leases that are executed, renewed or  
extended after January 1, 2000.