

# MAINE STATE LEGISLATURE

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# 119th MAINE LEGISLATURE

## FIRST REGULAR SESSION-1999

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Legislative Document

No. 1850

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H.P. 1289

House of Representatives, March 16, 1999

**An Act to Amend the Laws Regarding Real Estate Transfers.**

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Reference to the Committee on Judiciary suggested and ordered printed.

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

JOSEPH W. MAYO, Clerk

Presented by Representative McKEE of Wayne.

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

**Sec. 1. 33 MRSA §151**, as amended by PL 1983, c. 433, is further amended by adding at the end a new paragraph to read:

A deed must clearly delineate a right-of-way that is within the bounds of the deed and a right-of-way that provides access to the property described in the deed. For a right-of-way delineated in a deed, the deed must list the party responsible for the maintenance of the right-of-way and the purpose for which the right-of-way is maintained. A person may not convey a parcel of real estate if the deed does not conform to this paragraph.

**SUMMARY**

This bill prohibits a person from conveying a parcel of real estate unless the deed meets the following provisions:

1. The deed clearly delineates a right-of-way that is within the bounds of the deed;

2. The deed clearly delineates a right-of-way that provides access to the property described in the deed;

3. The deed lists the party responsible for the maintenance of a right-of-way delineated in the deed; and

4. The deed lists the purpose for the maintenance of a right-of-way delineated in the deed.