

MAINE STATE LEGISLATURE

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119th MAINE LEGISLATURE

FIRST REGULAR SESSION-1999

Legislative Document

No. 2130

S.P. 754

In Senate, March 31, 1999

An Act to Extend the Jurisdiction of the Real Estate Commission.

(AFTER DEADLINE)

Approved for introduction by a majority of the Legislative Council pursuant to Joint Rule 205.

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

A handwritten signature in cursive script that reads "Joy J. O'Brien".

JOY J. O'BRIEN
Secretary of the Senate

Presented by Senator RUHLIN of Penobscot.

Cosponsored by Representatives: CAMPBELL of Holden, FISHER of Brewer.

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

4 **Sec. 1. 32 MRSA §13007** is enacted to read:

6 **§13007. Property management; rental; leasing**

8 A person or entity licensed under this chapter who engages
10 in property management, rental or leasing is governed by the same
12 standards and requirements for property management, rental or
14 leasing as for real estate brokerage. The Real Estate Commission
may adopt additional rules to carry out the purposes of this
section. Rules adopted pursuant to this section are routine
technical rules pursuant to Title 5, chapter 375, subchapter II-A.

16 **Sec. 2. 32 MRSA §13067, sub-§1, ¶L**, as amended by PL 1991, c.
53, §4, is further amended to read:

18 L. Failure to produce to the director any requested
20 documents in the licensee's possession or under the
22 licensee's control concerning any transaction under
investigation; and

24 **Sec. 3. 32 MRSA §13067, sub-§1, ¶M**, as amended by PL 1991, c.
53, §5, is further amended to read:

26 M. Failing to comply with a commission order or the terms
28 of an executed and approved consent agreement; and

30 **Sec. 4. 32 MRSA §13067, sub-§1, ¶N** is enacted to read:

32 N. Misrepresenting the uses of property that are permitted
by municipal, state or federal law.

34 **SUMMARY**

36 The bill expands the jurisdiction of the Real Estate
38 Commission to supervise and oversee licensed real estate brokers
40 who also engage in property management, rental or leasing of real
42 estate. The bill also establishes a specific standard of cause
44 for disciplinary action that could be imposed against a real
estate broker who misrepresents the uses of property that are
permitted by municipal, state or federal law.