

MAINE STATE LEGISLATURE

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120th MAINE LEGISLATURE

FIRST REGULAR SESSION-2001

Legislative Document

No. 1622

H.P. 1200

House of Representatives, March 13, 2001

An Act to Regulate Camp Lot Leases.

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

Millicent M. MacFarland

MILLICENT M. MacFARLAND, Clerk

Presented by Representative STANLEY of Medway.
Cosponsored by Representatives: CLARK of Millinocket, TRACY of Rome.

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

2
4 **Sec. 1. 14 MRSA c. 709, sub-c. I-A** is enacted to read:

6 **SUBCHAPTER I-A**

8 **CAMP LOT LEASES**

10 **§6016-A. Camp lot leases**

12 **1. Definition.** For the purposes of this subchapter, "camp
14 lot" means a parcel of land, 2 acres or less in size, that is
16 used or occupied or developed, devoted, intended or permitted to
be used or occupied as a seasonal recreational residence or as a
full-time residence in an area normally associated with seasonal
recreational activities.

18 **2. Lot clearly marked.** A lease for a camp lot must clearly
20 identify the boundaries of the lot. If the lease for a camp lot
22 does not clearly identify the boundaries of the lot, the lessor
shall amend the lease document to identify the boundaries that
were understood to be the boundaries by the lessor and the lessee
prior to the amendment.

24 **3. Limitation on rent.** Rent charged for the lease of a
26 camp lot as defined by subsection 1 may not exceed 3 times the
amount paid to the State for property tax on the camp lot.

28 **4. Change in lessor.** If the title of the land on which the
30 camp lot exists is transferred to a different owner and that
32 owner terminates the camp lot lease or requires the lessee of the
camp lot to move to another lot, the lessor must pay the lessee
34 an amount equal to the fair market value of the camp lot as
determined by an independent licensed appraiser.

36 **5. Lease agreement.** Both the lessee and lessor shall abide
38 by the terms of the camp lot lease agreement.

40 **SUMMARY**

42 This bill defines "camp lot" and requires that camp lot
44 leases clearly identify the boundaries of the camp lot. If an
46 existing camp lot lease does not clearly identify those
48 boundaries the lessor must amend the lease to indicate the
boundaries that were understood to be the boundaries prior to the
amendment. This bill also requires that the lessor of a camp lot
may not charge rent in an amount greater than 3 times the amount
of property tax paid on that parcel. Under this bill if the

2 title of land on which the camp lot is leased changes hands, the
new owner must pay the lessee the fair market value for the lot
4 if the new owner terminates the lease or requires the lessee to
move to another parcel.