

MAINE STATE LEGISLATURE

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120th MAINE LEGISLATURE

SECOND REGULAR SESSION-2002

Legislative Document

No. 2100

H.P. 1599

House of Representatives, February 5, 2002

**An Act to Implement the Majority Recommendations of the Committee
to Study Issues Concerning Changes to the Traditional Uses of Maine
Forests and Lands.**

Reported by Representative JONES for the Committee to Study Issues Concerning
Changes to the Traditional Uses of Maine Forests and Lands pursuant to Joint Order 2001,
H.P. 1391.

Reference to the Joint Standing Committee on Judiciary suggested and printing ordered
under Joint Rule 218.

Millicent M. MacFarland

MILLICENT M. MacFARLAND, Clerk

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

4 **Sec. 1. 14 MRSA c. 710-D** is enacted to read:

6 **CHAPTER 710-D**

8 **BUILDINGS ON LEASED LOTS**

10 **§6047. Application**

12 **1. Parties to agreement; purposes of agreement.** This chapter applies to agreements between:

14 **A. A person, referred to in this chapter as the "lessor," who owns land in territory under jurisdiction of the Maine Land Use Regulation Commission; and**

16 **B. A person, referred to in this chapter as the "lessee," who intends to construct or to occupy a structure or structures on land in territory under jurisdiction of the Maine Land Use Regulation Commission for recreational or residential purposes on a seasonal or year-round basis or to operate a business consisting of a commercial sporting camp, campground or retail store.**

18 **2. Prospective application.** This chapter applies to agreements entered into or renewed on or after the effective date of this chapter.

20 **§6048. Required terms of agreement**

22 **1. Written lease; description of leased premises required.** An agreement described in section 6047 must be made in the form of a written lease and must include a description of the boundaries of the land to be leased.

24 **2. Required notice of change, termination or nonrenewal; time allowed for removal of structures.** The following provisions govern the notice required for a change, termination or nonrenewal of a lease and the time allowed for removal of structures.

26 **A. A lessor must give a lessee at least 90 days' notice of a change in terms of the lease.**

28 **B. A lessor must give a lessee at least 90 days' notice of termination or nonrenewal of the lease, unless there is cause for the termination or nonrenewal.**

30 **C. Unless the lease is terminated or not renewed for cause, a lessee has one year or the time specified in the lease.**

