

MAINE STATE LEGISLATURE

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L.D. 2101

DATE: 3-21-02

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**STATE OF MAINE
HOUSE OF REPRESENTATIVES
120TH LEGISLATURE
SECOND REGULAR SESSION**

COMMITTEE AMENDMENT "A" to H.P. 1600, L.D. 2101, Bill, "An Act to Implement the Minority Recommendations of the Committee to Study Issues Concerning Changes to the Traditional Uses of Maine Forests and Lands"

Amend the bill by striking out the title and substituting the following:

'An Act to Allow a Lessee to Purchase Leased Premises When the Lessor Decides to Sell'

Further amend the bill by striking out everything after the enacting clause and before the summary and inserting in its place the following:

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

CHAPTER 710-D

BUILDINGS ON LEASED LOTS

§6047. Application

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

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

B. A person, referred to in this chapter as the "lessee," who intends to construct or to occupy a building or

COMMITTEE AMENDMENT

2 buildings owned by that person on leased land in territory
3 under jurisdiction of the Maine Land Use Regulation
4 Commission for recreational or residential purposes on a
5 seasonal or year-round basis or to operate a business
6 consisting of a commercial sporting camp, campground or
7 retail store.

8 **§6048. Right of first refusal**

10 A lessee of premises on which a structure owned by the
11 lessee exists has the right of first refusal with regard to the
12 leased premises if the lessor intends to sell or to offer to sell
13 the leased premises as a separate parcel. Within one year from
14 the effective date of this section, each lease subject to this
15 chapter must make provision for a method of determining the sale
16 price of the leased premises upon exercise of the right provided
17 in this section. The lessor must give the lessee at least 90
18 days to accept the offer to purchase the lot.'

20 Further amend the bill by inserting at the end before the
21 summary the following:

24 **FISCAL NOTE**

26 This bill may increase the number of civil suits filed in
27 the court system. The additional workload and administrative
28 costs associated with the minimal number of new cases filed can
29 be absorbed within the budgeted resources of the Judicial
30 Department. The collection of additional filing fees may also
31 increase General Fund revenue by minor amounts.'

34 **SUMMARY**

36 This amendment replaces the bill. It strikes all provisions
37 of the bill except the provision giving lessees a right of first
38 refusal, and clarifies that the right exists when the lessor is
39 willing to sell the leased premises as a separate parcel, not
40 when the lessor is selling a larger parcel of which the leased
41 premises is a small part. It also specifies that the lease must
42 specify a method of determining the value of the leased
premises. It also adds a fiscal note to the bill.