

MAINE STATE LEGISLATURE

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121st MAINE LEGISLATURE

FIRST REGULAR SESSION-2003

Legislative Document

No. 287

H.P. 230

House of Representatives, January 28, 2003

An Act To Amend the Home Construction Contracts Laws

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

Millicent M. MacFarland
MILLICENT M. MacFARLAND
Clerk

Presented by Representative DAVIS of Falmouth.
Cosponsored by Senator GILMAN of Cumberland and
Representatives: CLOUGH of Scarborough, MILLETT of Waterford, MURPHY of
Kennebunk, ROSEN of Bucksport.

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

4 **Sec. 1. 10 MRSA §1487, first ¶,** as enacted by PL 1987, c. 574,
is amended to read:

6 Any home construction contract for more than ~~\$1,400~~ \$5,000
8 in materials or labor must be in writing and must be signed by
both the home construction contractor and the homeowner or
10 lessee. Both the contractor and the homeowner or lessee shall
must receive a copy of the executed contract prior to any work
12 performance. This basic contract must contain the entire
agreement between the homeowner or lessee and the home
14 construction contractor and must contain at least the following
parts:

16 **Sec. 2. 10 MRSA §1487, sub-§3,** as enacted by PL 1987, c. 574,
is amended to read:

18 **3. Work dates.** Both the estimated date of commencement of
20 work and the estimated date when the work will be substantially
completed. The estimated date of commencement of work and the
22 completion date may be changed if work can not begin or end due
24 to the lack of readiness of the job site or the unavailability of
building materials;

26 **SUMMARY**

28 This bill increases the monetary amount at which a written
30 home construction contract is required from \$1,400 to \$5,000. It
also allows a change in the commencement and completion dates of
32 a project if the contractor is unable to work at the project site
due to the lack of readiness of the site or the unavailability of
34 building materials.