

MAINE STATE LEGISLATURE

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121st MAINE LEGISLATURE

FIRST REGULAR SESSION-2003

Legislative Document

No. 760

H.P. 565

House of Representatives, February 18, 2003

An Act To Protect the Rights of Leaseholders and Ensure Their Continued Access to Land

Reference to the Committee on Judiciary suggested and ordered printed.

Millicent M. MacFarland
MILLICENT M. MacFARLAND
Clerk

Presented by Representative CLARK of Millinocket.
Cosponsored by Senator STANLEY of Penobscot and
Representatives: CARR of Lincoln, DUPREY of Medway, GOODWIN of Pembroke,
JACKSON of Fort Kent, SHERMAN of Hodgdon.

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

4 **Sec. 1. 14 MRSA c. 710-D.** as enacted by PL 2001, c. 612, §1
5 and c. 653, §1, is repealed and the following enacted in its
6 place:

7 **CHAPTER 710-D**

8 **BUILDINGS ON LEASED LOTS**

9 **§6047. Application**

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

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

15 **B. A person, referred to in this chapter as "the lessee,"**
16 **who intends to construct or to occupy a building or**
17 **buildings owned by that person on leased land in territory**
18 **under jurisdiction of the Maine Land Use Regulation**
19 **Commission for recreational or residential purposes on a**
20 **seasonal or year-round basis or to operate a business**
21 **consisting of a commercial sporting camp, campground or**
22 **retail store.**

23 **2. Application.** Unless otherwise specified, sections 6048
24 and 6049 apply to agreements entered into or renewed on or after
25 July 25, 2002.

26 **§6048. Written lease and description required**

27 **An agreement described in section 6047 must be made in the**
28 **form of a written lease and must include at least a general**
29 **description of the boundaries of the land to be leased.**

30 **§6049. Required notice**

31 **1. Required notice of change in terms.** A lessor must give
32 **a lessee at least 30 days' notice of a change in the terms of a**
33 **lease.**

34 **2. Required notice of termination.** Unless the lease is
35 **terminated for cause, a lessor must give notice to a lessee of**
36 **the intent to terminate the lease at least one year prior to the**
37 **effective date of the termination. All terms of the lease remain**
38 **in effect following the notice, except that:**

