

# MAINE STATE LEGISLATURE

The following document is provided by the  
**LAW AND LEGISLATIVE DIGITAL LIBRARY**  
at the Maine State Law and Legislative Reference Library  
<http://legislature.maine.gov/lawlib>



Reproduced from scanned originals with text recognition applied  
(searchable text may contain some errors and/or omissions)



# 121st MAINE LEGISLATURE

## FIRST REGULAR SESSION-2003

---

Legislative Document

No. 770

H.P. 569

House of Representatives, February 18, 2003

### **An Act To Require a Land Survey Prior to Sale, Processing or Transfer of Any Parcel of Land**

---

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

*Millicent M. MacFarland*  
MILLICENT M. MacFARLAND  
Clerk

Presented by Representative GOODWIN of Pembroke.

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

4 **Sec. 1. 33 MRSA c. 2 is enacted to read:**

6 **CHAPTER 2**

8 **REQUIREMENTS PRIOR TO SALE OR TRANSFER**

10 **§21. Survey required**

12 **1. Prior to sale or transfer.** Before an owner sells or  
14 **transfers land, the owner shall obtain a survey completed by a**  
**professional land surveyor licensed pursuant to Title 32, chapter**  
**121.**

16 **2. Abutters.** The owner shall provide a copy of the survey  
18 **obtained pursuant to subsection 1 to all abutting property owners**  
**prior to the sale or transfer of the land.**

20 **3. New survey not required.** An owner is not required by  
22 **subsection 1 to have a new survey completed if a survey was done**  
**not more than 2 years before the sale or transfer, there has been**  
24 **no change in the description of the land since the survey was**  
**completed and the survey was not challenged by a purchaser or an**  
**abutter.**

26

28 **SUMMARY**

30 This bill requires an owner of real property to have a  
32 survey of the property done by a licensed land surveyor prior to  
34 the sale or transfer of the property. A copy of the survey must  
36 be given to the abutters. If a survey of the property was done  
38 within 2 years before the sale or transfer, a new survey is not  
required if the existing survey still accurately describes the  
property and the survey was not challenged by a purchaser or an  
abutter.