

# MAINE STATE LEGISLATURE

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# 121st MAINE LEGISLATURE

## SECOND REGULAR SESSION-2004

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Legislative Document

No. 1712

S.P. 644

In Senate, December 17, 2003

### An Act To Promote Equity in Property Ownership

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Approved for introduction by a majority of the Legislative Council pursuant to Joint Rule 203.

Received by the Secretary of the Senate on December 16, 2003. Referred to the Committee on Judiciary pursuant to Joint Rule 308.2 and ordered printed pursuant to Joint Rule 401.

A handwritten signature in cursive script that reads "Joy J. O'Brien".

JOY J. O'BRIEN  
Secretary of the Senate

Presented by Senator STANLEY of Penobscot.  
Cosponsored by Senators: BRYANT of Oxford, MAYO of Sagadahoc, Representative:  
JACKSON of Fort Kent.

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

4 **Sec. 1. 14 MRSA §6048-A** is enacted to read:

6 **§6048-A. Required terms**

8 An agreement described in section 6047 must contain, in clear and understandable language, the following terms and conditions:

10 1. Lease fee. The amount of any lease fee and what the lease fee covers;

12 2. Roads, maintenance. The responsibilities of the lessee and lessor regarding roads and other maintenance;

14 3. Contact person. The designated contact person of the lessor to whom a concern of the lessee may be communicated; and

16 4. Other fees. The amount and explanation of any other fees such as liability insurance.

22 **SUMMARY**

24  
26 This bill requires a lease between a person who owns land in territory under the jurisdiction of the Maine Land Use Regulation Commission and a person who owns one or more buildings on that land to include certain specific terms and conditions. Under this bill, such a lease must contain, in clear and understandable language, agreed-to terms regarding the lease and other fees, road and maintenance responsibilities and the designated contact person for the lessor.