

# MAINE STATE LEGISLATURE

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DATE: 5/23/85

L.D. 1212  
(Filing No. H-467)

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STATE OF MAINE  
HOUSE OF REPRESENTATIVES  
122ND LEGISLATURE  
FIRST SPECIAL SESSION

COMMITTEE AMENDMENT **A** " to H.P. 830, L.D. 1212, Bill, "An Act To Amend the Laws Governing the Effect of Foreclosure of a Tax Lien on Time-share Estates"

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

'Sec. 1. 33 MRSA §593, sub-§7 is enacted to read:

7. Effect of foreclosure. A governmental entity that acquires ownership of a time-share estate for reasons of tax delinquency, including, but not limited to, the automatic foreclosure of a tax lien, may not be required to pay for the share of common expenses attributable to the time-share estate during the period the governmental entity owns the time-share estate if the governmental entity does not use the time-share estate. Use by a governmental entity includes, without limitation, leasing or renting the time-share estate. Any unpaid common expenses attributable to the time-share estate accruing during the period of ownership of the time-share estate by the governmental entity may be charged by the owners' association or managing entity to the purchaser of a foreclosed time-share estate when the purchaser acquires title to the unit from the governmental entity. The governmental entity shall disclose in writing to a prospective purchaser of the time-share estate that the purchaser may be charged for the common expenses attributable

**COMMITTEE AMENDMENT**

2 to the time-share estate accruing during the period of the  
3 governmental entity's ownership.

4 **Sec. 2. Application.** This Act applies to time-share estates  
5 owned or acquired by a governmental entity on or after April 1,  
6 2005.'

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9  
10 **SUMMARY**

11 This amendment replaces the bill.

12  
13 This amendment provides that a governmental entity that  
14 acquires ownership of a time-share estate for reasons of tax  
15 delinquency may not be charged for the share of common expenses  
16 chargeable to the time-share estate during the period the  
17 governmental entity owns the time-share estate unless used by the  
18 entity. Although liens for prior unpaid common expenses will be  
19 extinguished as a result of the foreclosure by the governmental  
20 entity, all common expenses that accrue during the period of the  
21 governmental entity's ownership may be charged to a purchaser of  
22 a foreclosed time-share estate when the purchaser obtains title  
23 to the unit from the governmental entity. The governmental  
24 entity must disclose in writing to a prospective purchaser that  
25 the purchaser may be charged for the common expenses accrued  
26 while the governmental entity owned the time-share estate.