

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)



124th MAINE LEGISLATURE

FIRST REGULAR SESSION-2009

Legislative Document

No. 1144

H.P. 788

House of Representatives, March 23, 2009

An Act To Protect Tenants during Foreclosure

Reference to the Committee on Legal and Veterans Affairs suggested and ordered printed.

Millicent M. MacFarland
MILLICENT M. MacFARLAND
Clerk

Presented by Representative CORNELL du HOUX of Brunswick.
Cosponsored by Senator SULLIVAN of York and
Representatives: BEAULIEU of Auburn, CAREY of Lewiston, NASS of Acton, PINKHAM of
Lexington Township, RUSSELL of Portland, TRINWARD of Waterville, Senators:
GERZOFKY of Cumberland, GOODALL of Sagadahoc.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18

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

Sec. 1. 14 MRSA §6112 is enacted to read:

§6112. Notice to tenants of foreclosure; eviction after foreclosure limited

A mortgagor shall notify a tenant of the commencement of foreclosure proceedings against the premises rented by that tenant no later than one week after the commencement of those proceedings by sending a notice to the tenant by certified mail, return receipt requested, or by notifying the tenant in person. A mortgagor who fails to provide the notice required in this section shall provide one month's rent to the tenant at no cost to the tenant. A mortgagee or any other person may not evict a tenant until 30 days after the completion of the foreclosure proceedings.

SUMMARY

This bill requires a mortgagor to notify a tenant of the commencement of foreclosure proceedings against the premises rented by that tenant no later than one week after the commencement of those proceedings by sending a notice to the tenant by certified mail, return receipt requested, or by notifying the tenant in person. A mortgagor who fails to provide this notice shall provide one month's rent to the tenant at no cost to the tenant. A mortgagee or any other person may not evict a tenant until 30 days after the completion of the foreclosure proceedings.