

MAINE STATE LEGISLATURE

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125th MAINE LEGISLATURE

FIRST REGULAR SESSION-2011

Legislative Document

No. 526

H.P. 409

House of Representatives, February 15, 2011

An Act To Protect Persons Who Have Buildings on Leased Land

Reference to the Committee on Judiciary suggested and ordered printed.

A handwritten signature in cursive script, reading "Heather J.R. Priest".

HEATHER J.R. PRIEST
Clerk

Presented by Representative CLARK of Millinocket.

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

Sec. 1. 14 MRSA §6050-A is enacted to read:

§6050-A. Land occupied by lessee at time of transfer

1. Change in existing use. A person that purchases land on which a building exists that is owned by another person leasing that land may not change the uses of that land as in effect on the date of the transfer of the land without the consent of the lessee.

2. Change in lease. A person that purchases land that is being leased may not increase the amount of rent charged for the lease of that land by more than 10% per year.

3. Violation. A person that violates this section is liable to the lessee for an amount equal to the fair market value of the building under subsection 1 at the time of the violation.

Sec. 2. Retroactivity. This Act applies retroactively to January 1, 2010.

SUMMARY

This bill provides that a person who purchases land on which there is a building owned by another person who leases the land may not change the prior uses of the land without the consent of the lessee. It provides that a person who purchases land that is subject to a lease may not increase existing rent by more than 10% a year. It also provides that a person who violates one of these requirements is liable to the lessee for the fair market value of the lessee's property. The bill provides that the provision is retroactive to January 1, 2010.