MAINE STATE LEGISLATURE

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130th MAINE LEGISLATURE

FIRST REGULAR SESSION-2021

Legislative Document

No. 355

H.P. 253

House of Representatives, February 8, 2021

An Act To Require Pest Disclosure in All Real Estate Transactions

Received by the Clerk of the House on February 4, 2021. Referred to the Committee on Judiciary pursuant to Joint Rule 308.2 and ordered printed pursuant to Joint Rule 401.

ROBERT B. HUNT Clerk

R(+ B. Hunt

Presented by Representative CONNOR of Lewiston.

1	Be it enacted by the People of the State of Maine as follows:
2 3	Sec. 1. 33 MRSA §173, sub-§4, as amended by PL 2019, c. 234, §§1 to 3, is further amended to read:
4 5 6	4. Hazardous materials; pest or wildlife infiltration. The presence or prior removal of hazardous materials or elements, or pests or wildlife as described in paragraph F, on the residential real property, including, but not limited to:
7	A. Asbestos;
8	B. Lead-based paint for pre-1978 homes in accordance with federal regulations;
9	C. Radon;
10 11	D. Underground oil storage tanks as required under Title 38, section 563, subsection 6; and
12	E. Methamphetamine; and
13 14	F. Pest or wildlife infiltration within the last 5 years and any steps taken to remedy the infiltration.
15	SUMMARY
16 17 18 19	This bill requires the seller of residential real property to provide to the purchaser a property disclosure statement containing information regarding the presence or prior removal of pests or wildlife within the last 5 years and any steps taken to remedy the infiltration.