

# MAINE STATE LEGISLATURE

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(NEW DRAFT)

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**EIGHTIETH LEGISLATURE**

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**HOUSE**

**NO. 461**

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House of Representatives, April 2, 1921.

Reported by Mr. Fagan from Committee on Legal Affairs  
and ordered printed under joint rules.

CLYDE R. CHAPMAN, Clerk.

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**STATE OF MAINE**

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**IN THE YEAR OF OUR LORD ONE THOUSAND  
NINE HUNDRED AND TWENTY-ONE**

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AN ACT Amending Sections Seventy-six, Seventy-eight and  
Eighty of Chapter Eleven of the Revised Statutes Relating  
to the Sale of Land of Non-resident Owners.

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

Section 1. Section seventy-six of chapter eleven of the  
2 revised statutes is hereby amended by striking out the words  
3 "in the case of lands of resident owners, and one year from  
4 the day of sale in case of lands of non-resident owners" in  
5 the eighth, ninth and tenth lines thereof, and also by strik-  
6 ing out the words "If the deed of land of a non-resident  
7 owner is recorded within thirteen months after the day of  
8 sale, no intervening attachment or conveyance shall affect

9 the title," in the fifteenth, sixteenth and seventeenth lines,  
10 so that said section as amended shall read as follows:

'Sect. 76. When real estate is so sold for taxes, the collector shall within thirty days after the day of sale, lodge with the treasurer of his town a certificate under oath designating the quantity of land sold, the names of the owners of each parcel, and the names of the purchasers; what part of the amount of each was tax, and what was cost and charges; also a deed of each parcel sold, running to the purchasers. The treasurer shall not deliver the deeds to the grantees, but put them on file in his office, to be delivered at the expiration of two years from the day of the sale; if the owner does not within such time redeem his estate from the sale, by payment of the taxes, and all charges, and interest on the whole at the rate of ten per cent from the day of sale to the time of redemption, and costs as above provided, with sixty-seven cents for the deed and certificate of acknowledgment and all sums paid for internal revenue stamps affixed to such deed. If so redeemed, the treasurer shall give the owner a certificate thereof, cancel the deed, and pay to the grantee, on demand, the amount so received for him. If not so paid, he shall deliver to the grantee his deed, on payment of the fees, as aforesaid, for the deed and acknowledgment, and thirty cents more for receiving and paying the proceeds of the sale. For the fidelity of the treasurer in discharging the duties herein required, the town is responsible, and has a remedy on his bond in case of default.'

Sect. 2. Section seventy-eight of said chapter is hereby  
2 amended by striking out the last sentence thereof, so that  
3 said section as amended shall read as follows:

‘Sect. 78. The person interested in the estate, by the pur-  
2 chase at the sale, may pay any tax assessed thereon, before  
3 or after that so advertised, and for which the estate remains  
4 liable, and on filing with the treasurer the receipt of the of-  
5 ficer to whom it was paid, the amount so paid shall be add-  
6 ed to that for which the estate was liable, and shall be paid  
7 by the owner redeeming the estate, with interest at the same  
8 rate as on the other sums.’

Sect. 3. Section eighty of said chapter is hereby amended by  
2 striking out the word “resident” in the third line thereof, so  
3 that said section as amended shall read as follows:

‘Sect. 80. Any person to whom the right by law belongs,  
2 may, at any time within two years from the day of sale, re-  
3 deem any real estate or interest of proprietors sold for  
4 taxes, on paying into the town treasury for the purchaser,  
5 the full amount so certified to be due, both taxes and costs,  
6 including the sum allowed for the deeds and stamps, with  
7 interest on the whole at the rate of ten per cent a year from  
8 the date of the sale, which shall be received and held by  
9 said treasurer as the property of the purchaser aforesaid;  
10 and the treasurer shall pay it to said purchaser, his heirs or  
11 assigns, on demand; and if not paid when demanded, the  
12 purchaser may recover it in any court of competent jurisdic-  
13 tion, with costs and interest at the rate of twenty per cent,

14 after such demand. The sureties of the treasurer shall pay  
15 the same on failure of said treasurer. And in default of  
16 payment by either, the town or plantation shall pay the same  
17 with costs and interest as aforesaid.'