

# MAINE STATE LEGISLATURE

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**LAWS**  
OF THE  
**STATE OF MAINE**

AS PASSED BY THE  
  
ONE HUNDRED AND ELEVENTH LEGISLATURE

**FIRST REGULAR SESSION**  
December 1, 1982 to June 24, 1983  
Chapters 1-452

PUBLISHED BY THE DIRECTOR OF LEGISLATIVE RESEARCH  
IN ACCORDANCE WITH MAINE REVISED STATUTES  
ANNOTATED, TITLE 3, SECTION 164, SUBSECTION 6.

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J.S. McCarthy Co., Inc.  
Augusta, Maine  
1983

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**PUBLIC LAWS**  
OF THE  
**STATE OF MAINE**

AS PASSED AT THE  
FIRST REGULAR SESSION

and

FIRST SPECIAL SESSION

of the

ONE HUNDRED AND ELEVENTH LEGISLATURE

1983

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3. Violation. A violation of this section is a civil violation for which a forfeiture of not less than \$100 nor more than \$500 may be adjudged.

4. Property rights otherwise provided by law. This chapter shall not be construed in any way to limit the ownership use, access or control of property rights otherwise provided by law.

§7542. Injunction; damages

1. Injunction. The District Court or Superior Court may enjoin conduct which would be in violation of section 7541 upon petition by a person affected or who reasonably may be affected by the conduct, upon a showing that the conduct is threatened or that it has occurred on particular premises in the past and that it is not unreasonable to expect that under similar circumstances it will be repeated.

Effective September 23, 1983.

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## CHAPTER 367

H.P. 1217 - L.D. 1613

### AN ACT to Prevent the Closing of Fire Lookout Towers.

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

12 MRSA §8906, sub-§2, as enacted by PL 1979, c. 545, §3, is amended to read:

2. Equipment. The director may establish lookout stations connected by telephone and radio, and construct, equip and maintain office -- storehouse headquarters for necessary supplies, tools and equipment and provide for any other facilities essential for forest fire control. Within the Maine Forestry District, the director may, in addition to this subsection, construct and maintain roads and trails. In the event the director determines that any currently active fire tower should not be reopened for the subsequent fire season, he shall provide notice to the Legislature of his intended action by January 15th. This notice shall include the location of the fire towers affected and the justifications for the closure. Notice of closures shall be reviewed by the joint standing committee of the Legislature having

jurisdiction over natural resources. Unless the Legislature determines otherwise, the director may close towers so indicated.

Effective September 23, 1983.

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## CHAPTER 368

H.P. 1213 - L.D. 1609

AN ACT to Require Certain Disclosures  
in Land Installment Contracts for Improved  
Residential Property and to Provide for  
Recordation of those Contracts.

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

33 MRSA c. 8 is enacted to read:

### CHAPTER 8

#### LAND INSTALLMENT CONTRACTS

##### §481. Definitions

As used in this chapter, unless the context indicates otherwise, the following terms have the following meanings.

1. Down payment. "Down payment" means the payment made by the purchaser to the vendor on account of the purchase price at or before the time of the execution of a land installment contract.

2. Land installment contract. "Land installment contract" means an agreement under which the vendor agrees to sell an interest in property to the purchaser and the purchaser agrees to pay the purchase price in 5 or more subsequent payments exclusive of the down payment, if any, and the vendor retains title to the property as security for the purchaser's obligation under the agreement. Land installment contracts do not include option contracts for the purchase of real property or purchase and sale agreements entered into with the good faith expectation of a separate transaction in which a 3rd party or the seller agrees to finance the purchase price in a single installment.

3. Property. "Property" means improved real