

# MAINE STATE LEGISLATURE

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

AS PASSED BY THE

ONE HUNDRED AND TWELFTH LEGISLATURE

**FIRST REGULAR SESSION**

December 5, 1984 to June 20, 1985

Chapters 1-384

PUBLISHED BY THE REVISOR OF STATUTES IN ACCORDANCE WITH  
MAINE REVISED STATUTES ANNOTATED, TITLE 3, SECTION 163-A,  
SUBSECTION 4.

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J.S. McCarthy Co., Inc.  
Augusta, Maine  
1986

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

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FIRST REGULAR SESSION

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ONE HUNDRED AND TWELFTH LEGISLATURE

1985

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power in all matters relating to the furnishing of bonds by the successful bidders for the completion of their work and fulfilling of their contracts, and for the protection of the State and town from all liability arising from damage or injury to persons or property.

Effective September 19, 1985.

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## CHAPTER 87

S.P. 120 - L.D. 335

### AN ACT to Protect Tenants when Landlords Fail to Pay Utility Bills.

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

35 MRSA §316 is enacted to read:

§316. Tenants not liable for a landlord's utility bills

1. Definitions. As used in this section, unless the context otherwise indicates, the following terms have the following meanings.

A. "Landlord" means any entity who rents or leases land or structures to others for compensation or any entity who manages or controls such property on behalf of another.

B. "Rental property" means property used or occupied by any tenant for which rent is paid to a landlord.

C. "Tenant" means any entity who pays rent to any landlord for the use or occupation of any land or structure owned by another or who occupies or uses such property, regardless of whether the tenancy is subject to a written lease.

2. Disconnection of tenant. In every instance where the landlord has applied for and is granted utility service, the landlord is responsible for payment for that service with respect to any rental property. The utility may not demand payment from the tenant for utility service to the tenant because of the landlord's failure to pay for utility service

rendered at the rental property. The utility may disconnect the tenant only after affording the tenant notice and opportunity to assume responsibility for future service in accordance with the rules of the commission.

3. Lien against the rental property. Notwithstanding section 3225, in addition to whatever other legal remedies the utility may have against the landlord who does not pay for utility service provided to rental property, the utility shall have a lien upon the rental property and on any interest the landlord has in the same, to secure payment for utility services thereto, with costs. This lien may be filed, preserved and enforced in the same manner as those liens provided for in Title 10, sections 3251 through 3269.

Effective September 19, 1985.

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## CHAPTER 88

H.P. 332 - L.D. 455

### AN ACT to Establish the Stanwood Wildlife Sanctuary in the City of Ellsworth.

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

12 MRSA §7651, sub-§1, as enacted by PL 1979, c. 420, §1, is amended by adding after the 32nd paragraph relating to Standish Sanctuary a new paragraph to read;

Stanwood Wildlife Sanctuary: Beginning on Route 3 in Ellsworth at the northeast corner of the Stanwood Wildlife Sanctuary and the southeast corner of the Animal Medical Center; thence southerly 795 feet on the highway to an iron pipe, being the northeast corner of the Luchini lot; thence westerly 363 feet along Luchini's north line to an iron pipe; thence S 6° 40' W 716 feet to an iron pipe, abutting Luchini, Grossman's Lumber, and the Ellsworth Water Company water tower; thence N 81° 23' W 1699 feet, abutting the Jordan brothers' lot to a stake; thence N 6° 40' E 511 feet to a stake, abutting Khanbegian; thence N 79° 59' W 1432 feet to a stake, abutting Khanbegian; thence westerly 330 feet to a stake, abutting John