

# MAINE STATE LEGISLATURE

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

AS PASSED BY THE

ONE HUNDRED AND FIFTEENTH LEGISLATURE

**THIRD SPECIAL SESSION**

October 1, 1992 to October 6, 1992

**FOURTH SPECIAL SESSION**

October 16, 1992

ONE HUNDRED AND SIXTEENTH LEGISLATURE

**FIRST REGULAR SESSION**

December 2, 1992 to July 14, 1993

THE GENERAL EFFECTIVE DATE FOR  
FIRST REGULAR SESSION  
NON-EMERGENCY LAWS IS  
OCTOBER 13, 1993

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 Company  
Augusta, Maine  
1993

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

**AS PASSED AT THE**  
**FIRST REGULAR SESSION**

**of the**  
**ONE HUNDRED AND SIXTEENTH LEGISLATURE**

**1993**

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of first refusal during the ~~30-day~~ 90-day period, the authority has an additional ~~60~~ 90 days, beginning on the date of the termination of the first refusal period, to buy or to produce a buyer for the property. This additional ~~60-day~~ 90-day period may be extended by mutual agreement between the authority and the owner of the property.

A. Nothing in this section prevents an owner of the property from ~~withdrawing the property from the market deciding not to sell, transfer or take other action that would result in termination of the financial assistance and~~ revoking the notice required by subsection 1 at any time before ~~the 90-day period expires or until the authority provides its notice of taking by eminent domain expiration.~~ The withdrawal or revocation extinguishes any right of first refusal held by the Maine State Housing Authority.

**3. Exceptions.** The Maine State Housing Authority ~~shall~~ may not possess any right of first refusal when a bona fide buyer, by contract with the seller, agrees to maintain the property as low-income housing. The notice provisions of this section apply to this ~~subsection~~ subchapter.

**Sec. 12. 30-A MRSA §4976, first ¶,** as enacted by PL 1989, c. 48, §§12 and 31, is amended to read:

Any owner ~~or purchaser~~ of low-income rental housing who ~~prepays the mortgage and any person who purchases low-income rental housing and who intends to convert the facility from low-income rental housing to any other use, including other residential uses, sells, transfers title or takes other action in regard to that property that would result in the termination of financial assistance designed to make a rental unit affordable to low-income or moderate-income people shall allow the current tenants to remain in the units for 6 months from the date of prepayment or sale, transfer of title or other action in regard to the property, at the same rents or portion of the total rents charged to the tenants before mortgage prepayment or that sale, transfer of title or at the rents provided under the assistance program to which the housing is subject if such assistance is not terminated, other action in regard to the property, or the owner may relocate the tenants to comparable units with comparable rents in accordance with the procedure established by rules of the Maine State Housing Authority.~~

See title page for effective date.

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## CHAPTER 176

S.P. 250 - L.D. 769

### An Act to Clarify the Grounds for Civil Action for Child Sexual Abuse

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

**Sec. 1. 14 MRSA §752-C,** as amended by PL 1991, c. 551, §1 and affected by §2, is further amended to read:

#### §752-C. Sexual acts towards minors

Actions based upon sexual intercourse, as defined in Title 17-A, section 556, subsection 1-B, or a sexual act, as defined in Title 17-A, chapter 11, with a person under the age of majority must be commenced within 12 years after the cause of action accrues, or within 6 years of the time the person discovers or reasonably should have discovered the harm, whichever occurs later.

See title page for effective date.

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## CHAPTER 177

H.P. 500 - L.D. 658

### An Act Related to Hook-up Fees for New Installations of Electric Heat

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

**Sec. 1. 35-A MRSA §3153-A, sub-§2,** as enacted by PL 1987, c. 451, §2, is repealed.

See title page for effective date.

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## CHAPTER 178

H.P. 421 - L.D. 540

### An Act Regarding the Use of Natural Gas in Motor Vehicles

**Emergency preamble.** Whereas, Acts of the Legislature do not become effective until 90 days after adjournment unless enacted as emergencies; and

**Whereas,** there is a market for natural gas use in vehicles that is not currently being served; and

**Whereas,** there are benefits to this State in encouraging immediate availability of natural gas for use in vehicles; and

**Whereas,** delay in making natural gas available for use in vehicles will reduce the benefits to this State; and

**Whereas,** in the judgment of the Legislature, these facts create an emergency within the meaning of the Con-