

# MAINE STATE LEGISLATURE

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

**AS PASSED BY THE**

**ONE HUNDRED AND NINETEENTH LEGISLATURE**

**FIRST REGULAR SESSION**  
**December 2, 1998 to June 19, 1999**

**THE GENERAL EFFECTIVE DATE FOR**  
**FIRST REGULAR SESSION**  
**NON-EMERGENCY LAWS IS**  
**SEPTEMBER 18, 1999**

**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**  
**1999**

hearing officer relating to that employee's rights. The board shall provide and pay the cost of the interpreter. To the extent possible, the board shall seek advice from the Department of Labor in locating appropriate interpreters to meet the needs of employees in the workers' compensation system.

See title page for effective date.

**CHAPTER 203**

**S.P. 367 - L.D. 1068**

**An Act to Clarify Municipal Obligations to an Unlicensed Mobile Home Park**

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

**Sec. 1. 10 MRSA §9090** is enacted to read:

**§9090. Municipal foreclosure; unlicensed mobile home parks**

Notwithstanding any other provision of law, a municipality that, as a result of the nonpayment of property taxes, forecloses and takes possession of real estate on which is located an unlicensed mobile home park may, if the municipality determines the park poses a risk to public health, welfare or safety, close the park and, with at least 30 days' prior written notice, evict the inhabitants of the park. A municipality that takes possession of real estate on which is located an unlicensed mobile home park does not enter a landlord and tenant relationship with any inhabitant of the park and is not subject to the provisions of chapter 953 or any other laws governing relations between a landlord and tenant. This section does not apply to a municipality that is or becomes the licensed operator of the mobile home park.

See title page for effective date.

**CHAPTER 204**

**S.P. 385 - L.D. 1164**

**An Act to Clarify Landlord Access to Premises in Residential Tenancies**

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

**Sec. 1. 14 MRSA §6025, sub-§§1 and 3,** as enacted by PL 1981, c. 428, §10, are amended to read:

**1. Tenant obligations.** A tenant may not unreasonably withhold consent to the landlord to enter into

the dwelling unit in order to inspect the premises, make necessary or agreed repairs, decorations, alterations or improvements, supply necessary or agreed services or exhibit the dwelling unit to prospective or actual purchasers, mortgagees, ~~workmen~~ workers or contractors.

A tenant may not change the lock to the dwelling unit without giving notice to the landlord and giving the landlord a duplicate key within 48 hours of the change.

**3. Remedy.** If a landlord makes an entry in violation of this section, makes a lawful entry in an unreasonable manner or makes repeated demands for entry otherwise lawful ~~which that~~ have the effect of harassing the tenant, the tenant ~~shall~~ may recover actual damages or \$100, whichever is greater, and obtain injunctive relief to prevent recurrence of the conduct, and if ~~he~~ the tenant obtains a judgment after a contested hearing, reasonable ~~attorneys'~~ attorney's fees.

If a tenant changes the lock and does not provide the landlord with a duplicate key, in the case of emergency the landlord may gain admission through whatever reasonable means necessary and charge the tenant reasonable costs for any resulting damage. If a tenant changes the lock and refuses to provide the landlord with a duplicate key, the landlord may terminate the tenancy with a 7-day notice.

See title page for effective date.

**CHAPTER 205**

**S.P. 595 - L.D. 1719**

**An Act to Amend the Maine Banking Code Regarding Extensions of Credit**

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

**Whereas,** without the proposed change, Maine-based lenders may suffer competitive losses to out-of-state financial corporations; and

**Whereas,** Maine companies that would prefer to do business with local lenders are forced to use other financial organizations; and

**Whereas,** Maine lenders are ready and able to serve these Maine businesses but for the restraints resulting from the current Maine banking law; and

**Whereas,** this current Maine banking law was passed prior to Maine's many recent banking code changes regarding interstate banking; and