

# MAINE STATE LEGISLATURE

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STATE OF MAINE  
ONE HUNDRED AND ELEVENTH LEGISLATURE  
FIRST REGULAR SESSION

JOINT STANDING COMMITTEE ON  
**Business Legislation**

BILL SUMMARY



JULY, 1983

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(BUSINESS PRACTICES, Real Estate, continued)

| <u>LD</u> | <u>TITLE</u>                         | <u>SPONSOR</u>                             | <u>DISPOSITION</u>       |
|-----------|--------------------------------------|--|--------------------------|
| 719       | AN ACT RELATING TO MOBILE HOME PARKS | REEVES, P<br>SWAZEY<br>BROWN, A<br>ROBERTS | (OTPA)<br>PL 1983, c.177 |

SUMMARY: Repeals provision allowing eviction from park without cause.

COMMITTEE AMENDMENT "A" (H-115): Adds new basis for eviction where tenant has made repeated violations but has complied within statutory period. (ADOPTED)

|      |  |   |                            |
|------|--|---|----------------------------|
| 1103 | AN ACT TO PREVENT ABUSES IN CERTAIN LAND INSTALLMENT CONTRACTS | (DBR BILL)<br>THOMPSON<br>TELOW<br>BUSTIN<br>MACBRIDE | OTPND(1609)<br>(New Title) |
|------|--|---|----------------------------|

SUMMARY: Provides a number of specific rights to purchaser under land installment contract, including certain disclosures, rights upon default, right to purchase money mortgage after payment of 20% of principal, right to foreclosure as exclusive repossession remedy after 20% paid, limits on additional mortgages, vendor warranty of habitability, and recordation.

|      |  |   |                |
|------|--|---|----------------|
| 1609 | AN ACT TO REQUIRE CERTAIN DISCLOSURES IN LAND INSTALLMENT CONTRACTS FOR IMPROVED RESIDENTIAL PROPERTY AND TO PROVIDE FOR RECORDATION OF THOSE CONTRACTS. | ((DBR BILL)<br>THOMPSON<br>TELOW<br>BUSTIN<br>MACBRIDE)<br>ND of 1103 | PL 1983, c.368 |
|------|--|---|----------------|

SUMMARY: Limits bill to provisions regarding necessary contract terms and disclosures; provides for recording; inserts disclosure of buyer's rights upon default.