

PLEASE NOTE: Legislative Information **cannot** perform research, provide legal advice, or interpret Maine law. For legal assistance, please contact a qualified attorney.

## **An Act To Strengthen the Home Construction Contract Laws**

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

**Sec. 1. 10 MRSA §1487-A** is enacted to read:

### **§ 1487-A. Bond**

A contractor who enters into a contract under this chapter must post a bond of \$10,000 to ensure compliance with this chapter.

**Sec. 2. 10 MRSA §1490, sub-§3** is enacted to read:

**3. Court costs and attorney's fees.** A judgment against a contractor for a violation of the contract executed pursuant to this chapter must include court costs and reasonable attorney's fees.

**Sec. 3. 10 MRSA §1490-A** is enacted to read:

### **§ 1490-A. Resolution of disputes**

Upon complaint from a party to a contract executed pursuant to this chapter, the Attorney General shall enforce the alternative dispute resolution terms agreed to by the parties pursuant to section 1487, subsection 8.

## **SUMMARY**

This bill amends the laws relating to construction contracts by:

1. Directing the Attorney General to enforce the provision of the contract requiring the contractor to submit to dispute resolution;
2. Requiring a contractor that is subject to the construction contract provisions to post a \$10,000 bond to ensure the contract's warranty provision; and
3. Requiring a judgment against a contractor for a violation of a contract to include court costs and reasonable attorney's fees.