



# 125th MAINE LEGISLATURE

## FIRST REGULAR SESSION-2011

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Legislative Document

No. 526

H.P. 409

House of Representatives, February 15, 2011

### An Act To Protect Persons Who Have Buildings on Leased Land

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Reference to the Committee on Judiciary suggested and ordered printed.

A handwritten signature in cursive script that reads "Heather J.R. Priest".

HEATHER J.R. PRIEST  
Clerk

Presented by Representative CLARK of Millinocket.

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

2 **Sec. 1. 14 MRSA §6050-A** is enacted to read:

3 **§6050-A. Land occupied by lessee at time of transfer**

4 **1. Change in existing use.** A person that purchases land on which a building exists  
5 that is owned by another person leasing that land may not change the uses of that land as  
6 in effect on the date of the transfer of the land without the consent of the lessee.

7 **2. Change in lease.** A person that purchases land that is being leased may not  
8 increase the amount of rent charged for the lease of that land by more than 10% per year.

9 **3. Violation.** A person that violates this section is liable to the lessee for an amount  
10 equal to the fair market value of the building under subsection 1 at the time of the  
11 violation.

12 **Sec. 2. Retroactivity.** This Act applies retroactively to January 1, 2010.

13 **SUMMARY**

14 This bill provides that a person who purchases land on which there is a building  
15 owned by another person who leases the land may not change the prior uses of the land  
16 without the consent of the lessee. It provides that a person who purchases land that is  
17 subject to a lease may not increase existing rent by more than 10% a year. It also  
18 provides that a person who violates one of these requirements is liable to the lessee for  
19 the fair market value of the lessee's property. The bill provides that the provision is  
20 retroactive to January 1, 2010.