



# 130th MAINE LEGISLATURE

## FIRST REGULAR SESSION-2021

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Legislative Document

No. 355

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H.P. 253

House of Representatives, February 8, 2021

### **An Act To Require Pest Disclosure in All Real Estate Transactions**

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Received by the Clerk of the House on February 4, 2021. Referred to the Committee on Judiciary pursuant to Joint Rule 308.2 and ordered printed pursuant to Joint Rule 401.

A handwritten signature in cursive script that reads "Robert B. Hunt".

ROBERT B. HUNT  
Clerk

Presented by Representative CONNOR of Lewiston.

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

2 **Sec. 1. 33 MRSA §173, sub-§4**, as amended by PL 2019, c. 234, §§1 to 3, is further  
3 amended to read:

4 **4. Hazardous materials; pest or wildlife infiltration.** The presence or prior removal  
5 of hazardous materials or elements, or pests or wildlife as described in paragraph F, on the  
6 residential real property, including, but not limited to:

7 A. Asbestos;

8 B. Lead-based paint for pre-1978 homes in accordance with federal regulations;

9 C. Radon;

10 D. Underground oil storage tanks as required under Title 38, section 563, subsection  
11 6; ~~and~~

12 E. Methamphetamine; and

13 F. Pest or wildlife infiltration within the last 5 years and any steps taken to remedy the  
14 infiltration.

15 **SUMMARY**

16 This bill requires the seller of residential real property to provide to the purchaser a  
17 property disclosure statement containing information regarding the presence or prior  
18 removal of pests or wildlife within the last 5 years and any steps taken to remedy the  
19 infiltration.