



132nd MAINE LEGISLATURE

FIRST REGULAR SESSION-2025

Legislative Document

No. 413

H.P. 267

House of Representatives, February 4, 2025

An Act Regarding Disclosure by Sellers of Residential Real Property of Notices of Shoreland Zoning Ordinance Violations

Reference to the Committee on Housing and Economic Development suggested and ordered printed.

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

ROBERT B. HUNT
Clerk

Presented by Representative DUCHARME of Madison.

Cosponsored by Representatives: ARATA of New Gloucester, BLIER of Buxton, CRAY of Palmyra, POIRIER of Skowhegan, Senator: BERNARD of Aroostook.

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

2 **Sec. 1. 33 MRSA §173, sub-§8**, as enacted by PL 2023, c. 602, §5 and reallocated
3 by RR 2023, c. 2, Pt. A, §52, is amended to read:

4 **8. Notice of violation.** Detailed information on an actual ~~or alleged~~ violation of a
5 shoreland zoning ordinance adopted pursuant to Title 38, chapter 3, subchapter 1, article
6 2-B, including those that were state-imposed, imposed on and applicable to the property.

7 **SUMMARY**

8 Under current law, a seller of residential real property must provide to a purchaser a
9 property disclosure statement that includes, among other things, information regarding
10 actual or alleged violations of shoreland zoning ordinances imposed on and applicable to
11 the property. This bill removes the reference in that law to alleged shoreland zoning
12 violations but otherwise maintains the disclosure requirement for actual shoreland zoning
13 violations.