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Date: (Filing No. H-)

JUDICIARY

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**STATE OF MAINE
HOUSE OF REPRESENTATIVES
132ND LEGISLATURE
FIRST SPECIAL SESSION**

COMMITTEE AMENDMENT “ ” to H.P. 257, L.D. 403, “An Act to Protect
Holders of Distressed Mortgages from Fraud”

Amend the bill by striking out all of section 1.

Amend the bill by striking out all of section 5 and inserting the following:

'Sec. 5. Effective date. This Act takes effect January 1, 2026.'

Amend the bill by relettering or renumbering any nonconsecutive Part letter or section
number to read consecutively.

SUMMARY

This amendment strikes the provisions in the bill that prohibit a mortgagee from
enforcing a mortgage, including the initiation of a foreclosure action, if the notice of the
right to cure default is more than 90 days old. The amendment also establishes an effective
date of January 1, 2026.