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INNOVATION, DEVELOPMENT, ECONOMIC ADVANCEMENT AND BUSINESS

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**STATE OF MAINE
HOUSE OF REPRESENTATIVES
131ST LEGISLATURE
FIRST SPECIAL SESSION**

COMMITTEE AMENDMENT “ ” to H.P. 831, L.D. 1306, “An Act to Protect Homeowners from Unfair Agreements to Exclusively List Residential Real Estate for Sale”

Amend the bill by striking out everything after the enacting clause and inserting the following:

Sec. 1. 32 MRSA §13177-B is enacted to read:

§13177-B. Unfair agreements to list residential real estate

1. Definitions. As used in this section, unless the context otherwise indicates, the following terms have the following meanings.

A. "Long-term agreement" means a contract or agreement between a provider and an owner under which:

(1) The owner agrees to list the owner's residential real estate for sale with the provider at a future date; and

(2) Any portion of the real estate brokerage service to be provided under the contract or agreement by the provider may be performed more than 2 years after the date the contract or agreement becomes effective.

B. "Owner" means an owner of an interest in residential real estate.

C. "Provider" means a person or entity providing or offering to provide real estate brokerage services.

D. "Recording" means presenting a document to a register of deeds for official placement in the records of the registry of deeds.

E. "Residential real estate" means real estate consisting of not less than one nor more than 4 residential dwelling units.

2. Prohibited agreements. A provider may not enter into or offer to enter into a long-term agreement that purports to:

COMMITTEE AMENDMENT

