



130th MAINE LEGISLATURE

FIRST REGULAR SESSION-2021

Legislative Document

No. 355

H.P. 253

House of Representatives, February 8, 2021

An Act To Require Pest Disclosure in All Real Estate Transactions

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 "R 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.