

PLEASE NOTE: Legislative Information **cannot** perform research, provide legal advice, or interpret Maine law. For legal assistance, please contact a qualified attorney.

## **An Act To Protect Homeowners Regarding Sewer Liens**

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

**Sec. 1. 38 MRSA §1205, last ¶** is enacted to read:

If the land is not occupied by the owner of the land but is occupied by a person pursuant to a lease or other contract with the owner of the land, the district shall assess the person occupying the land and may not enforce a lien upon the land for unpaid assessments. The treasurer of the district may bring a civil action for the collection of the assessment in the name of the district against the person occupying the land.

### **SUMMARY**

This bill protects the owner of land that is occupied by another person when that person fails to pay sanitary district assessments by prohibiting the enforcement of a lien for unpaid assessments on the land. Instead, the treasurer of the district may bring a civil action against the person occupying the land to recover the unpaid assessments.