



125th MAINE LEGISLATURE

FIRST REGULAR SESSION-2011

Legislative Document

No. 1101

S.P. 334

In Senate, March 15, 2011

An Act To Require Specificity in Deed Restrictions

Reference to the Committee on Judiciary suggested and ordered printed.

Joseph G. Carleton Jr.

JOSEPH G. CARLETON, JR.
Secretary of the Senate

Presented by Senator THOMAS of Somerset.

Cosponsored by Representative BURNS of Whiting and

Senators: PLOWMAN of Penobscot, THIBODEAU of Waldo, Representative: EDGECOMB of Caribou.

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

2 **Sec. 1. 33 MRSA §774-A** is enacted to read:

3 **§774-A. Deed restrictions**

4 If a deed delivered after September 30, 2011 contains a provision or covenant
5 restricting commercial activity, it must specifically state "timber harvesting" or
6 "agricultural activity" in order for timber harvesting or agricultural activity to be
7 restricted by the restrictive provision or covenant in that deed.

8 **SUMMARY**

9 This bill requires that if a deed delivered after September 30, 2011 contains a
10 provision or covenant restricting commercial activity, it must specifically state "timber
11 harvesting" or "agricultural activity" in order for timber harvesting or agricultural activity
12 to be restricted by the restrictive provision or covenant in that deed.