

Date:

(Filing No. S-)

HOUSING AND ECONOMIC DEVELOPMENT

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STATE OF MAINE

SENATE

132ND LEGISLATURE

FIRST SPECIAL SESSION

COMMITTEE AMENDMENT “ ” to S.P. 301, L.D. 760, “An Act Establishing the Maine Common Interest Ownership Act”

Amend the bill by striking out the title and substituting the following:

'Resolve, to Establish the Commission to Study the Need to Codify or Recodify Laws Regarding Residential Community Ownership Associations by Adopting the Uniform Common Interest Ownership Act'

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

'Sec. 1. Commission established. Resolved: That the Commission to Study the Need to Codify or Recodify Laws Regarding Residential Community Ownership Associations by Adopting the Uniform Common Interest Ownership Act, referred to in this resolve as "the commission," is established.

Sec. 2. Commission membership. Resolved: That, notwithstanding Joint Rule 353, the commission consists of 12 members appointed as follows:

1. Two members of the Senate appointed by the President of the Senate, including one member from each of the 2 parties holding the largest number of seats in the Legislature;

2. Three members of the House of Representatives appointed by the Speaker of the House, including at least one member from each of the 2 parties holding the largest number of seats in the Legislature;

3. Two members of the Maine State Bar Association with a substantial practice in condominium or community ownership association law, one appointed by the President of the Senate and one appointed by the Speaker of the House;

4. One member representing the real estate development community, appointed by the President of the Senate;

5. One member from an association representing municipalities in the State, appointed by the President of the Senate;

1 or Recodify Laws Regarding Residential Community Ownership Associations by
2 Adopting the Uniform Common Interest Ownership Act. The 12-member commission is
3 directed to review data on existing condominium and noncondominium community
4 ownership associations in the State, review state statutes that govern and case law that
5 affects condominium and noncondominium community ownership association
6 developments, review efforts in other states to address problems with community
7 ownership associations and consider the adoption of the Uniform Common Interest
8 Ownership Act. The commission is required to submit a report to the Joint Standing
9 Committee on Housing and Economic Development, which may submit legislation related
10 to the report to the Second Regular Session of the 132nd Legislature.

11 **FISCAL NOTE REQUIRED**

12 **(See attached)**