

**§558-A. Liability for failure to pay prorated property taxes**

**1. Civil action authorized.** If after a real estate closing in which the parties have prorated property taxes pursuant to section 558, any party knowingly fails to pay that party's share of the taxes, which results in a lien being filed, any other party to the transaction who pays the taxes that are owed by the delinquent party may recover in a civil action from the delinquent party the amount of unpaid taxes, costs incurred in releasing the lien and reasonable attorney's fees.

[PL 2007, c. 687, §1 (NEW).]

**2. Effect on credit rating.** If a party prevails in an action filed under subsection 1 and a record of a lien in that party's name has been placed in that party's file with a consumer reporting agency, that lien must be considered inaccurate information under 15 United States Code, Section 1681i if the party requesting relief submits a copy of the court judgment and proof of payment of the lien to the consumer reporting agency.

[PL 2013, c. 588, Pt. C, §19 (AMD).]

**SECTION HISTORY**

PL 2007, c. 687, §1 (NEW). PL 2013, c. 588, Pt. C, §19 (AMD).

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