

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 Tenants during Foreclosure

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

Sec. 1. 14 MRSA §6112 is enacted to read:

§ 6112. Notice to tenants of foreclosure; eviction after foreclosure limited

A mortgagor shall notify a tenant of the commencement of foreclosure proceedings against the premises rented by that tenant no later than one week after the commencement of those proceedings by sending a notice to the tenant by certified mail, return receipt requested, or by notifying the tenant in person. A mortgagor who fails to provide the notice required in this section shall provide one month's rent to the tenant at no cost to the tenant. A mortgagee or any other person may not evict a tenant until 30 days after the completion of the foreclosure proceedings.

SUMMARY

This bill requires a mortgagor to notify a tenant of the commencement of foreclosure proceedings against the premises rented by that tenant no later than one week after the commencement of those proceedings by sending a notice to the tenant by certified mail, return receipt requested, or by notifying the tenant in person. A mortgagor who fails to provide this notice shall provide one month's rent to the tenant at no cost to the tenant. A mortgagee or any other person may not evict a tenant until 30 days after the completion of the foreclosure proceedings.