



126th MAINE LEGISLATURE

FIRST REGULAR SESSION-2013

Legislative Document

No. 450

S.P. 182

In Senate, February 14, 2013

**An Act To Permit Real Estate Agents To Assist Property Owners in
Obtaining Relief in the Mortgage Foreclosure Process**

Reference to the Committee on Judiciary suggested and ordered printed.

A handwritten signature in black ink, appearing to read 'D M Grant'.

DAREK M. GRANT
Secretary of the Senate

Presented by Senator THOMAS of Somerset.

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

2 **Sec. 1. 4 MRSA §807, sub-§3, ¶P**, as amended by PL 2009, c. 480, §2 and PL
3 2011, c. 657, Pt. W, §5, is further amended to read:

4 P. A person who is not an attorney but who, as the executive director of the State
5 Harness Racing Commission, is representing the Department of Agriculture,
6 Conservation and Forestry at adjudicatory hearings before the commission in
7 accordance with Title 8, section 263-C; ~~or~~

8 **Sec. 2. 4 MRSA §807, sub-§3, ¶Q**, as enacted by PL 2009, c. 480, §3, is
9 amended to read:

10 Q. A person who is an attorney admitted to practice in another United States
11 jurisdiction to the extent permitted by rules of professional conduct adopted by the
12 Supreme Judicial Court; or

13 **Sec. 3. 4 MRSA §807, sub-§3, ¶R** is enacted to read:

14 R. A person who is not an attorney, but who is a real estate broker or associate
15 broker licensed pursuant to Title 32, chapter 114 and designated by a property owner
16 to negotiate on behalf of the property owner directly with a lender with respect to a
17 mortgage to avoid foreclosure.

18 **SUMMARY**

19 This bill provides an exception to the provision governing the unauthorized practice
20 of law to permit a licensed real estate agent to negotiate on behalf of a property owner
21 with a mortgage lender to prevent mortgage foreclosure.