

CHAPTER 710-D

BUILDINGS ON LEASED LOTS

§6047. Application

1. Parties to agreement; purposes of agreement. This chapter applies to agreements between:

A. A person, referred to in this chapter as the "lessor," who owns land in territory under jurisdiction of the Maine Land Use Planning Commission; and [PL 2003, c. 510, Pt. A, §12 (RPR); PL 2011, c. 682, §38 (REV).]

B. A person, referred to in this chapter as the "lessee," who intends to construct or to occupy a building or buildings owned by that person on leased land in territory under jurisdiction of the Maine Land Use Planning Commission for recreational or residential purposes on a seasonal or year-round basis or to operate a business consisting of a commercial sporting camp, campground or retail store. [PL 2003, c. 510, Pt. A, §12 (RPR); PL 2011, c. 682, §38 (REV).]

[PL 2003, c. 510, Pt. A, §12 (RPR); PL 2011, c. 682, §38 (REV).]

2. Application. This chapter applies to agreements entered into or renewed on or after July 25, 2002.

[PL 2003, c. 510, Pt. A, §12 (RPR).]

SECTION HISTORY

PL 2001, c. 612, §1 (NEW). PL 2001, c. 653, §1 (NEW). PL 2003, c. 510, §A12 (RPR). PL 2011, c. 682, §38 (REV).

§6048. Written lease and description required

An agreement described in section 6047 must be made in the form of a written lease and must include at least a general description of the boundaries of the land to be leased. [PL 2003, c. 510, Pt. A, §12 (RPR).]

SECTION HISTORY

PL 2001, c. 612, §1 (NEW). PL 2001, c. 653, §1 (NEW). PL 2003, c. 510, §A12 (RPR).

§6049. Required notice

1. Required notice of change in terms. A lessor must give a lessee at least 30 days' notice of a change in the terms of a lease.

[PL 2003, c. 510, Pt. A, §12 (RPR).]

2. Required notice of termination. Unless the lease is terminated for cause, a lessor must give notice to a lessee of the intent to terminate the lease at least one year prior to the effective date of the termination. All terms of the lease remain in effect following the notice, except that:

A. Termination provisions of the lease to the extent inconsistent with this section are void, beginning on the date the notice is provided; [PL 2003, c. 510, Pt. A, §12 (RPR).]

B. The lessee may terminate the lease earlier than the effective date provided in the notice; and [PL 2003, c. 510, Pt. A, §12 (RPR).]

C. If the lessee violates the lease during the period between the giving of the notice and the termination date provided in the notice, this section no longer applies and the lessee has only the rights provided in the lease. [PL 2003, c. 510, Pt. A, §12 (RPR).]

For purposes of this subsection, "cause" means violation by a lessee of a term of a lease.

[PL 2003, c. 510, Pt. A, §12 (RPR).]

SECTION HISTORY

PL 2001, c. 612, §1 (NEW). PL 2001, c. 653, §1 (NEW). PL 2003, c. 510, §A12 (RPR).

§6050. Right of first refusal

A lessee of premises on which a structure owned by the lessee exists has the right of first refusal with regard to the leased premises if the lessor intends to sell or to offer to sell the leased premises as a separate parcel. Each lease subject to this chapter must make provision for a method of determining the sale price of the leased premises upon exercise of the right provided in this section. The lessor must give the lessee at least 90 days to accept the offer to purchase the lot. [PL 2003, c. 510, Pt. A, §12 (NEW).]

SECTION HISTORY

PL 2003, c. 510, §A12 (NEW).

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