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An Act To Authorize Sanitary Districts To Waive an Automatic Sanitary District Lien Foreclosure

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

Sec. 1. 38 MRSA §1208-A is enacted to read:

§ 1208-A. Waiver of automatic foreclosure of lien mortgage

1. Waiver of sanitary district lien foreclosure. The treasurer of a district, when authorized by the trustees of the district, may waive the foreclosure of a sanitary district lien mortgage created under section 1208 by recording in the registry of deeds a waiver of foreclosure before the period for the right of redemption from the sanitary district lien mortgage has expired. The sanitary district lien mortgage remains in full effect after the recording of a waiver. Other methods established by law for the collection of any unpaid rate, toll, rent or other charges are not affected by the filing of a waiver under this section.

2. Form. The waiver of foreclosure under subsection 1 must be substantially in the following form:

STATE OF MAINESANITARY DISTRICT
WAIVER OF AUTOMATIC FORECLOSURE
OF SEWER LIEN
Title 38, M.R.S.A., section 1208-A

The foreclosure of the sewer lien mortgage on real estate for charges against(NAME) to (NAME OF SANITARY DISTRICT) dated and recorded in the County Registry of Deeds in Book, Page is hereby waived.

The form must be signed by the treasurer of the district and notarized. A copy of the form must be provided to the party named on the sanitary district lien mortgage and each record holder of a mortgage on the real estate.

SUMMARY

This bill authorizes sanitary districts to waive automatic foreclosure of a sanitary district lien mortgage.