



125th MAINE LEGISLATURE

FIRST REGULAR SESSION-2011

Legislative Document

No. 229

H.P. 182

House of Representatives, February 1, 2011

An Act To Protect Homeowners Concerning Property Liens

Reference to the Committee on Taxation suggested and ordered printed.

A handwritten signature in cursive script, reading 'Heather J.R. Priest'.

HEATHER J.R. PRIEST
Clerk

Presented by Representative CASAVANT of Biddeford.
Cosponsored by Senator SULLIVAN of York and
Representatives: BEAUDOIN of Biddeford, EBERLE of South Portland, KAENRATH of
South Portland.

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

2 **Sec. 1. 36 MRSA §943, 3rd ¶** is amended to read:

3 ~~In the event that said~~ If the tax, interest and costs ~~shall be~~ are paid within the period
4 of redemption, the municipal treasurer or assignee of record shall prepare and record a
5 discharge of the tax lien mortgage in the same manner as is ~~now~~ provided for the
6 discharge of real estate mortgages. The municipal treasurer shall notify the party named
7 on the tax lien mortgage within 30 days in a writing signed by the treasurer or bearing the
8 treasurer's facsimile signature and left at the holder's last and usual place of abode or sent
9 by certified mail, return receipt requested, to the holder's last known address if a 3rd party
10 pays any portion of the tax, interest and costs at any time during the foreclosure process
11 or during the period of redemption.

12 **SUMMARY**

13 This bill requires the municipal treasurer to notify a delinquent property taxpayer if a
14 3rd party pays any portion of the tax, interest and costs during the foreclosure process or
15 redemption period.