

DocuSign Envelope ID: 3E08C0CC-5399-4871-AA22-21C385346005

Bk 12498 Pg 266 #15663
06-09-2011 @ 12:54p

NOT WARRANTY DEED O T
A N A N
O F F I C I A L O F F I C I A L

I, **Charles Tozier**, whose mailing address is 12 Poplar Lane, Lamoine, Maine 04605 for consideration paid, grant **Richard Burns**, having a mailing address of 5 Gardner Avenue, Alton, Maine 04468, by **Warranty Deed** a certain lot or parcel of land with any all structures and improvements thereon, situated in the Township of Argyle, County of Penobscot, State of Maine and described as follows, to wit:

C O P Y C O P Y

Starting at a point marked by an iron rod on the westerly side of Rt. 116 which is the north east corner of land now or formally of Jonathon Brissette and Shirley J. Brissette, recorded in Book 10011, Page 225, in the Penobscot County Registry of Deeds and dated August 02, 2005. Thence north 29 Degrees west (N 29 W) along the westerly sideline of RT. 116, 111 feet, thence north 84 degrees west (N 84 W) along the south line of land owned by Leo F. Ouellette and Paula A. Ouellette and parallel with the north line of Jonathon Brissette and Shirley Brissette, thence north 29 degrees west (N 29 W) 95 feet to the southeast corner of land now or formally of Laura Anderson Tozier, as recorded in Book 11886, Page 202, in the Penobscot County Registry of Deeds, thence north 84 degrees west (N 84 W), along the southern line of Laura Anderson Tozier, 610 feet, thence south 8 degrees west (S 8 W) to the north line of Jonathan Brissette and Shirley J. Brissette, thence south 84 degrees east (S 84 E), to the point of beginning.

Witness my hand and seal this 9th day of JUNE, 2011

Witness:

Melissa Bradley
Charles H. Tozier

Charles H. Tozier

STATE OF MAINE
PENOBSCOT, ss
2011 (G.L.D)

JUNE 9th, 2011

Personally appeared the above-named CHARLES H. TOZIER and acknowledged the foregoing instrument to be his free act and deed.



Before me,

Gale L. Blackwood

PENOBSCOT COUNTY, MAINE

Susan F. Buley
Register of Deeds

GALE L. BLACKWOOD
Notary Public • State of Maine
My Commission Expires July 19, 2015

Maine Real Estate
Transfer Tax Paid

PROPERTY LOCATED AT: Lot 27.3 Southgate Rd, Argyle Twp, ME (PE035 02 27.3)

PROPERTY DISCLOSURE – LAND ONLY

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? Yes No Unknown

If Yes: Are tanks in current use?..... Yes No Unknown

If no longer in use, how long have they been out of service? n/a

If tanks are no longer in use, have tanks been abandoned according to DEP?..... Yes No Unknown

Are tanks registered with DEP?..... Yes No Unknown

Age of tank(s): n/a Size of tank(s): n/a

Location: n/a

What materials are, or were, stored in the tank(s): n/a

Have you experienced any problems such as leakage: Yes No Unknown

Comments: Seller has limited knowlegde about the property. There are no tanks registered on the DEP website as of 02/24/2026.

Source of information: Seller, DEP website

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL:..... Yes No Unknown

RADIOACTIVE MATERIAL:..... Yes No Unknown

METHAMPHETAMINE:..... Yes No Unknown

Comments: Seller has limited knowlegde about the property.

Source of information: Seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

Buyer Initials _____

Page 1 of 4

Seller Initials 

PROPERTY LOCATED AT: Lot 27.3 Southgate Rd, Argyle Twp, ME

SECTION II – ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? Yes No Unknown

If Yes, explain: n/a

Source of information: Public records, deed

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?..... Yes No Unknown

If No, who is responsible for maintenance? n/a

Road Association Name (if known): n/a

Source of information: Seller, public record

SECTION III – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines “area of special flood hazard” as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? Yes No Unknown

If Yes, explain: n/a

Have any flood events affected a structure on the property? Yes No Unknown

If Yes, explain: n/a

Has any flood-related damage to a structure occurred on the property? Yes No Unknown

If Yes, explain: n/a

Has there been any flood insurance claims filed for a structure on the property? Yes No Unknown

If Yes, indicate the dates of each claim: n/a

Buyer Initials _____

Seller Initials  _____

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PROPERTY LOCATED AT: Lot 27.3 Southgate Rd, Argyle Twp, ME

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? Yes No Unknown

If Yes, indicate the date of each payment: n/a

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? Yes No Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

Zone C

Relevant Panel Number: 230464A Year: 1985 (Attach a copy)

Comments: n/a

Source of Section III information: FEMA, seller

SECTION IV – GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... Yes No Unknown

If Yes, explain: P-WL2: Scrub-shrub Wetlands Protection

Source of information: Public record

Is the property the result of a division within the last 5 years (i.e. subdivision)? Yes No Unknown

If Yes, explain: n/a

Source of information: Registry of deeds

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... Yes No Unknown

If Yes, explain: n/a

Is a Forest Management and Harvest Plan available?..... Yes No Unknown

Has all or a portion of the property been surveyed?..... Yes No Unknown

If Yes, is the survey available?..... Yes No Unknown

Has the property ever been soil tested?..... Yes No Unknown

If Yes, are the results available?..... Yes No Unknown

Are mobile/manufactured homes allowed?..... Yes No Unknown

Are modular homes allowed?..... Yes No Unknown

Source of Section IV information: Seller

Additional Information: Seller has limited knowlegde about the property. See addendum 1.

Buyer Initials _____

Seller Initials  _____

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PROPERTY LOCATED AT: Lot 27.3 Southgate Rd, Argyle Twp, ME

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... Yes No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

Signed by: _____ 2/25/2026 _____
Lisa Whynot
 SELLER DATE SELLER DATE
 State of Maine

 SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

 BUYER DATE BUYER DATE

 BUYER DATE BUYER DATE



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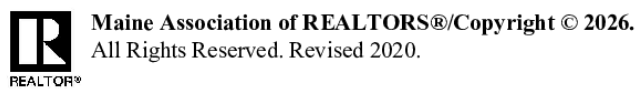
ADDENDUM 1 TO AGREEMENT

Addendum to contract dated _____
between State of Maine _____ (hereinafter "Seller")
and _____ (hereinafter "Buyer")
property located at Lot 27.3 Southgate Rd, Argyle Twp, ME (PE035 02 27.3)

- This property was acquired by the State of Maine through tax foreclosure. The Seller makes no representations or warranties regarding the condition, history, or occupancy of the property. It is being sold strictly as-is, where-is, with all faults, known or unknown. The sale includes any and all personal property, outbuildings, vehicles, containers, or debris located on the premises, with no guarantees of ownership, value, or removal. The Seller is not responsible for identifying, removing, or disposing of any personal property remaining on site. Buyer holds seller and agency harmless for identifying property boundaries.
- Buyer acknowledges: The property may contain both patent and latent defects, including potentially unsafe or hazardous conditions. Entry is at the Buyer's own risk. Caution should be used at all times. Buyer is solely responsible for conducting all desired inspections, investigations, and due diligence prior to closing. The Seller shall have no liability for the property's condition, any defects, or any contents left behind.

Parties acknowledge Agency's advice to seek legal, tax and other professional advice as necessary in connection with sale/purchase of property.

_____	_____	Signed by: <i>Lisa Whynot</i>	2/25/2026
Buyer	Date	Seller	Date
		State of Maine	
_____	_____	_____	_____
Buyer	Date	Seller	Date
_____	_____	_____	_____
Buyer	Date	Seller	Date
_____	_____	_____	_____
Buyer	Date	Seller	Date



MAINE REVENUE SERVICES
 PROPERTY TAX DIVISION
 P. O. BOX 9101
 AUGUSTA, MAINE
 04332-9101
 (207) 624-5600

2022 UNORGANIZED TERRITORY PROPERTY TAX BILL
 REAL ESTATE or PERSONAL PROPERTY

BURNS RICHARD J
 5 GARDNER AVENUE
 ALTON, ME 04468

Property Account #
 198012038-1
 Ownership Percentage:
 100.00%

Map PE035 Plan 02 Lot 27.3

Mill Rate: 0.00826

Argyle, Penobscot

Total Land Value	10,930	Acreage	3.70
Total Building Value	0		
Personal Property Valuation	0		
Exempt Valuation	0		
Taxable Value:	10,930		
Tax	90.28		
03/07/23 Lien Charge	38.00		
03/30/23 Tax Acquired Journal	-90.28		
07/21/23 Tax Acquired Journal	-38.00		
07/21/23 Tax Acquired Journal	-1.81		

- * The above tax information is as of April 1, 2022. By law we must tax the owner of the parcel as of that date.
- * Tax is overdue if not paid by October 1, 2022 and interest is at the rate of 4.00% annually.
- * **Make checks payable to Treasurer State of Maine.**
- * Partial payments are accepted. Please call for forms.
- * If you would like a copy of the Unorganized Territory Fiscal report send request to Unorganized Territory Fiscal Administrator, State House Station #66, Augusta, ME 04333.
- * Note any address changes on the portion below.
- * Questions or concerns about your tax bill can be addressed by calling (207)624-5600.

DETACH THIS PORTION AND RETURN WITH PAYMENT

6/17/2025

Maine Revenue Services
 P.O. Box 9101
 Augusta, ME 04332-9101
 2022 Unorganized Territory Tax Bill - Real Estate or Personal Property

Property Account #	198012038-1	2022 Taxes:	90.28
		Total Paid:	0.00
BURNS RICHARD J		Interest to Jun 30, 2025:	1.81
5 GARDNER AVENUE		Total Costs:	38.00
ALTON, ME 04468		Total Due:	0.00

Map PE035 Plan 02 Lot 27.3
 Argyle, Penobscot



2022



MAINE REVENUE SERVICES
 PROPERTY TAX DIVISION
 P. O. BOX 9101
 AUGUSTA, MAINE
 04332-9101
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2022 UNORGANIZED TERRITORY PROPERTY TAX BILL
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Argyle, Penobscot		
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Map PE035 Plan 02 Lot 27.3
 Argyle, Penobscot



2022

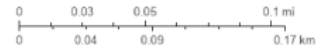


LUPC Zoning and Parcel Viewer



5/21/2025, 3:38:25 PM

1:3,035



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community

Bldg# 1 Sec# 1 of 1 Map ID PE035/ 02/ 27.3/ / Account # 198012038 Card# 1 of 1 Print Date 5/13/2025 2:47:46 PM

CURRENT OWNER		CURRENT ASSESSMENT				SUPPLEMENTAL DATA		PROPERTY LOCATION			
STATE OWNED TAX ACQUIRED 2021		Description	Code	Assessed	Assessed	Tax Year 2025		Township: Argyle			
FORMERLY BURNS RICHARD J 5 GARDNER AVENUE ALTON ME 04468		LAND	1300	22,010	22,010	Map Plan Lot PE035 02 27.3 Subdiv Lot		County: Penobscot			
						Lease From		Physical Location: Unknown			
						Lease #		Water Body: PID 10812			
		Total		22,010	22,010						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
STATE OWNED TAX ACQUIRED 2021		0	07-21-2023	U	V	0		2024	1300	11,360	2023	1300	10,930	2022	1300	10,930
BURNS RICHARD J		12498 266	06-09-2011	U	V	11,000	U	Total								
								Total			Total			Total		
								11,360			10,930			10,930		

EXEMPTIONS		VISIT / CHANGE HISTORY						ASSESSED VALUE SUMMARY			
Year	Code	Description	Date	Id	Type	Is	Cd	Purpost/Result	Total Building Value	Land Value	Assessed
			08-24-2015	AO			01	Exterior Inspection	0	22,010	22,010

NOTES											

ASSESSING NEIGHBORHOOD					TOPO	UTILITIES	LOT DESCRIPTION
Nbhd	Nbhd Name	B	Township	Batch			0 1.0 Acre
019-2			19801				

LAND LINE VALUATION SECTION															
B#	Use Code	Description	LA	Land Type	Land Units	Frontage	Depth	WFNT AC	Unit Price	Size Adj	Notes	Location Adjustmen	Adj Unit P	Land Value	
1	1300	Vacant - Residen	BA	Undev Pav	1.000 AC				20,000.0	1.00000		019	20,000	0	20,000
1	1300	Vacant - Residen	AC		2.700 AC				530.00	1.00000			745	0	2,010
Total Card Land Units					4 AC	Parcel Total Land Area					3.70	Total Land Value			22,010

Vision ID 10812
Bldg # 1

Sec # 1 of 1

Map ID PE035/ 02/ 27.3/ /

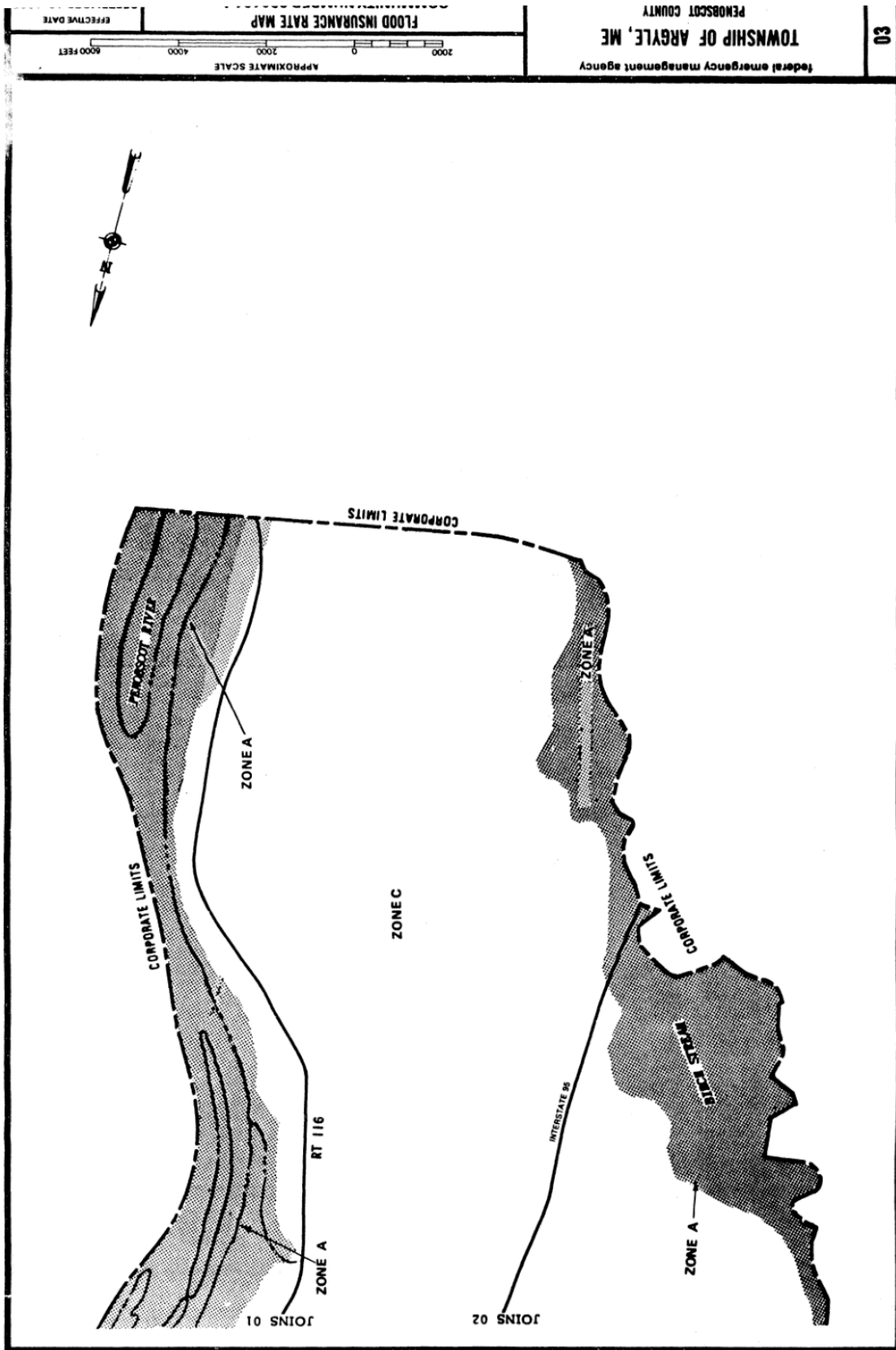
Account # 198012038

Bldg Name
Card # 1 of 1

Current Owner
STATE OWNED TAX ACQUIRED 2021

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description			
Model	00	Vacant	Fin Bsmt Area					
Style	99	Vacant Land	Loft Area					
Stories			Fin Loft Area					
Grade			CONDO DATA					
Exterior Wall 1			Parcel Id	C	Owne			
Exterior Wall 2				B	S			
Frame			Adjust Type	Code	Description			
Roof Structure			Condo Flr		Factor%			
Roof Cover			Condo Unit					
Interior Wall 1			COST / MARKET VALUATION					
Interior Wall 2			Building Value New		0			
Interior Floor 1			Year Built		1900			
Interior Floor 2			Effective Year Built					
Heat Fuel			Depreciation Code		AV			
Heat Type			Remodel Rating					
AC Type			Year Remodeled					
Lighting			Depreciation %					
Plumbing			Functional Obsol					
Bedrooms			Economic Obsol					
Full Baths			Trend Factor		1			
Half Baths			Condition					
Fixtures			Condition %					
Total Rooms			Percent Good					
Fireplaces			RCNLD		0			
Foundation			Dep % Ovr		0			
Basement			Dep Ovr Comment		0			
MH Length								
MH Width								
MH Class								
Total Area								
No Bsmt Area								
Fin Bsmt Area								
Loft Area								
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)								
Description	Yr Bilt	Width	Length	Grade	% Gd	Func Obs	Eco Obs	Assessed V
Miscob		0	0	C	75			0
BUILDING SUB-AREA SUMMARY SECTION								
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value		
Ttl Gross Liv / Lease Area		0	0	0		0		

No Sketch



Argyle Twp.

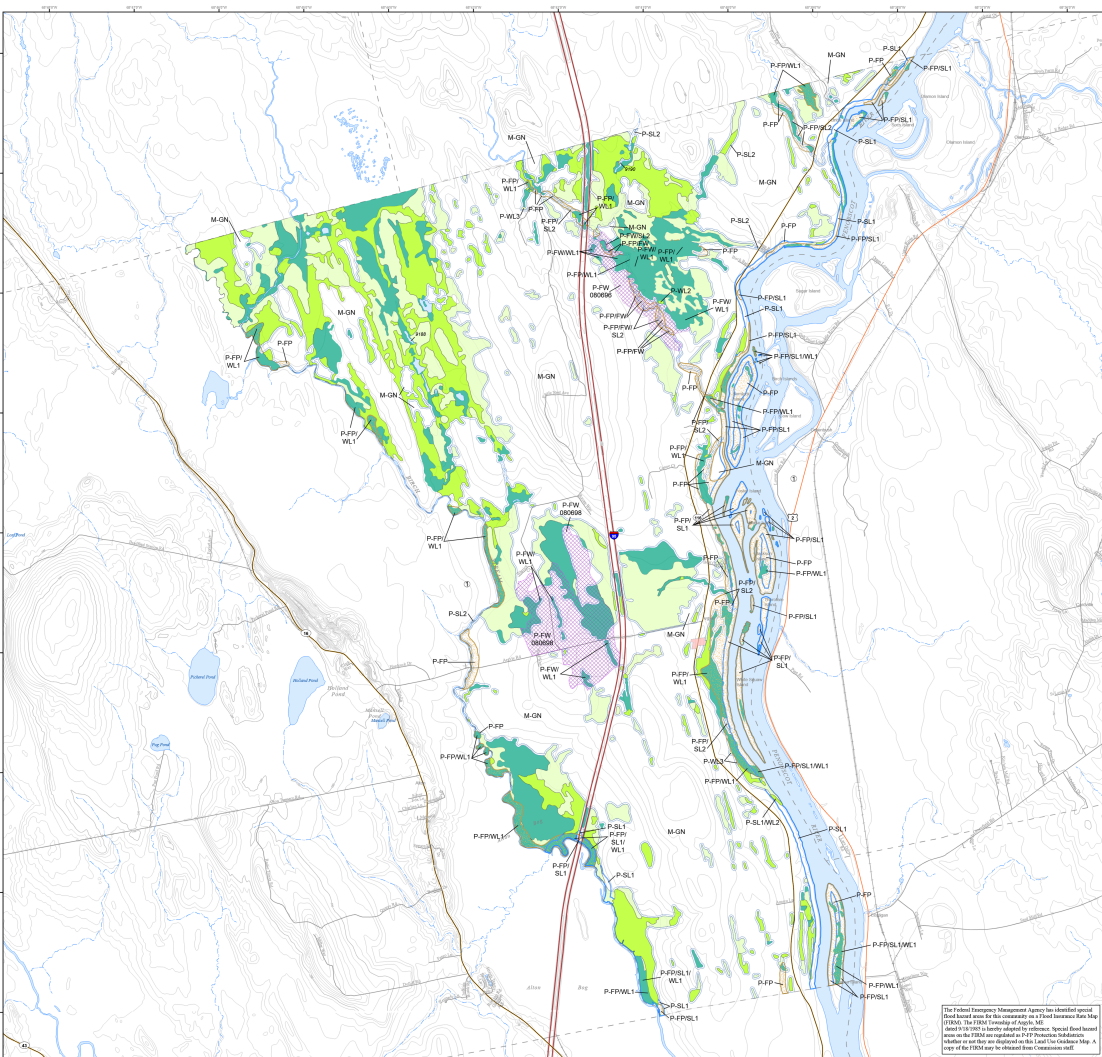


Penobscot County



Land Use Guidance Map Department of Agriculture, Conservation and Forestry Maine Land Use Planning Commission

- Legend**
- DEVELOPMENT SUBDISTRICTS**
 - MANAGEMENT SUBDISTRICTS**
 - PROTECTION SUBDISTRICTS**
- D-RS Residential
 - M-GN General
 - P-FPP Flood Plain
 - P-FW Fish and Wildlife
 - P-SL1 Shoreland - 200'
 - P-SL2 Shoreland - 75'
 - P-WL1 Wetlands of Special Significance
 - P-WL2 Sensitive Wetlands
 - P-WL3 Forested Wetlands



For complete descriptions of these areas included within the various subdistricts, and the associated regulations, refer to the Commission's Chapter 10 Land Use Districts and Standards. Where any inconsistencies exist between the district boundaries, as shown on this map, and those described by the Commission's Land Use Districts and Standards, the latter shall govern.

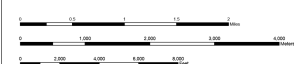
For simplicity, this map does not show all the Wetland Protection Subdistricts for areas identified pursuant to Section 1225.2, such as the beds of rivers, lakes, and other water bodies, and freshwater wetlands within 25 feet of stream channels. Nevertheless, these areas are within P-WL subdistricts. In addition, this map does not show the Streambed Protection Subdistricts along stream channels flowing through wetlands. Nevertheless, these areas are within P-SL2 Protection Subdistricts. If the location of flowing water or bodies of standing water existing on the ground differ from those shown on the map, then, pursuant to 12 M.R.S. Section 654-A(2)(C), P-FP, P-SL1, P-SL2, P-FW, and other subdistrict boundaries that do indeed open the location of such waters shall, as appropriate, be deemed to follow the flowing water or body of standing water existing on the ground.

This Land Use Guidance Map was adopted by the Maine Land Use Planning Commission on 04/19/2002, and became effective on 04/24/2002.

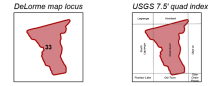
This map is certified to be a true and correct copy of the Official Land Use Guidance Map of the Maine Land Use Planning Commission.

By: *[Signature]* Director, Maine Land Use Planning Commission

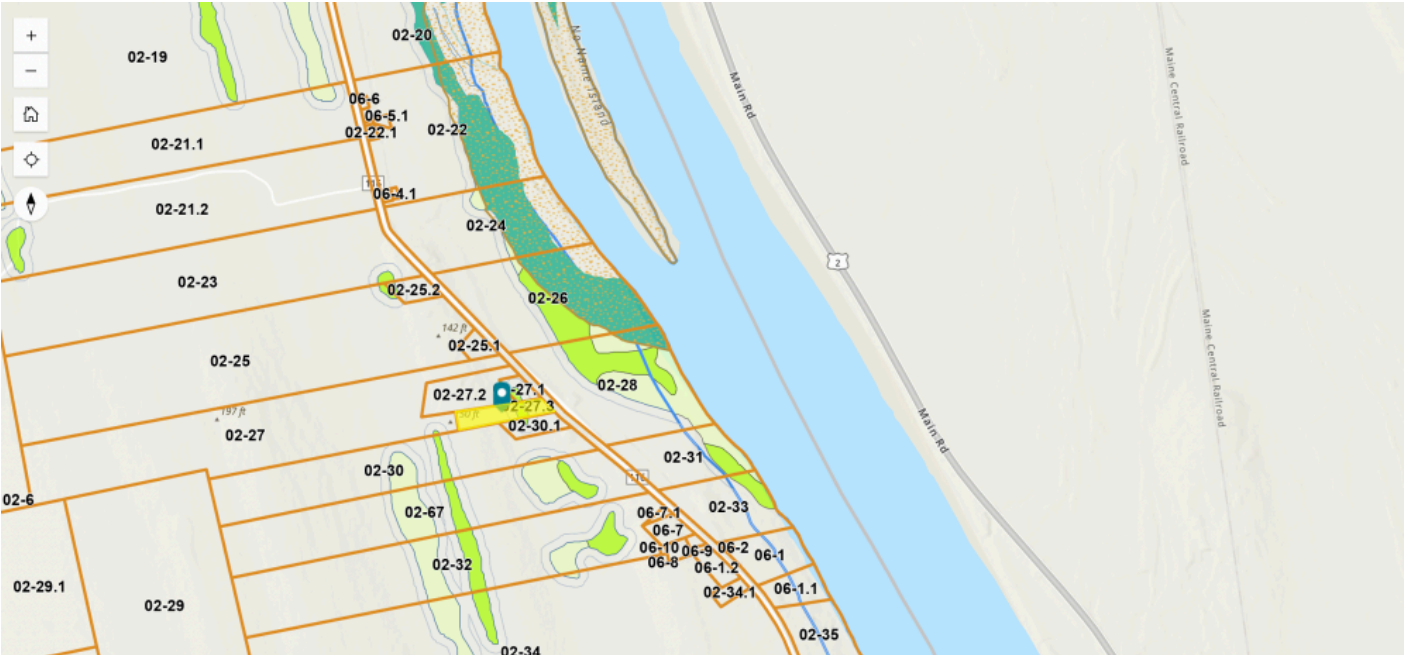
Location #	Zoning Permit	Effective Date	Remarks
1	2706	08/01/2024	Final correction to FEMA map adoption list



SOURCES: Maine Land Use Planning Commission, USGS



- ① Map amendment location
- ▲ Point of origin or other datum (20 square miles, symbol points upstream 1/2 N.E. S. Sec. 60S 6W4)
- 9999 MDCID number: Unique number assigned to each 100' body of water in Maine
- Water Quality Listing Code - Refer to Section 10.2.E.3.g of the Commission's Land Use Districts and Standards
- WCLL Water Management Classes - Refer to Section 10.2.E.3.g of the Commission's Land Use Districts and Standards
- MCA



CHAPTER 119**UNORGANIZED TERRITORY****SUBCHAPTER 1****GENERAL PROVISIONS****§3201. Definitions**

As used in this chapter, unless the context indicates otherwise, the following terms have the following meanings. [PL 1981, c. 693, §§ 5, 8 (NEW).]

1. Unorganized territory. "Unorganized territory" means territory not part of a municipality. [PL 1981, c. 693, §§ 5, 8 (NEW).]

2. Unorganized unit. "Unorganized unit" means an unorganized township, gore, strip, tract, surplus, point, patent, peninsula, island, deorganized town or plantation or any other distinct portion of the unorganized territory. [PL 1981, c. 693, §§ 5, 8 (NEW).]

SECTION HISTORY

PL 1981, c. 693, §§5,8 (NEW).

§3202. Rules

The commissioner may adopt rules to carry out this chapter. [PL 1981, c. 693, §§ 5, 8 (NEW).]

SECTION HISTORY

PL 1981, c. 693, §§5,8 (NEW).

SUBCHAPTER 2**SCHOOL PRIVILEGES****§3251. School privileges in the unorganized territories**

Subject to such reasonable rules as the commissioner may adopt, all persons who have attained the age of 5 years on October 15th and have not reached 20 years of age before the start of the school year and who reside with a parent in the unorganized territory or who are resident emancipated minors or residents at least 18 years old are eligible to attend elementary and secondary schools and to receive appropriate special education and related services without charge to themselves or their parents. Education must be provided in alignment with the system of learning results as established in section 6209 under the direction of the commissioner and must meet the general standards for elementary and secondary schooling and special education established pursuant to this Title. [PL 2001, c. 454, §11 (AMD).]

SECTION HISTORY

PL 1981, c. 693, §§5,8 (NEW). PL 1985, c. 490, §2 (AMD). PL 2001, c. 454, §11 (AMD).

§3252. Elementary pupils

1. Elementary school privileges provided. The commissioner may provide elementary schooling for resident children by establishing and maintaining such elementary schools as may seem advisable

or by sending these children as tuition students to a public or private elementary school approved for tuition purposes under section 2951.

[PL 2019, c. 398, §15 (AMD).]

2. Admission by receiving school. Tuition students sent to a public school shall be admitted by the receiving school officials upon receipt of a notice of intention from the commissioner.

[PL 1985, c. 490, §3 (RPR).]

3. Benefits. Tuition students shall be entitled to all privileges and benefits and shall be subject to the same rules as students residing in the receiving school administrative unit.

[PL 1985, c. 490, §3 (RPR).]

4. Tuition. The commissioner shall pay tuition for each tuition student in the amount approved as the receiving administrative unit's official tuition cost pursuant to section 5804 or 7302.

[PL 2007, c. 424, §1 (AMD).]

4-A. Targeted funds.

[PL 2011, c. 678, Pt. F, §1 (RP).]

5. Transportation and board. The costs of transportation or board for students under this section may be paid in full or in part by the commissioner except that the commissioner may not provide or reimburse parents for providing transportation of students over roads that have not been accepted by the county as public roads or do not meet Department of Transportation standards. Beginning with fiscal year 2009-10, the commissioner may not reimburse parents for the transportation of a student.

[PL 2007, c. 541, Pt. C, §1 (AMD).]

6. Studies outside the country. The commissioner may, in the commissioner's discretion, make special arrangements for children in the unorganized territory to attend a public school in the adjoining territory of the Province of Quebec and may pay tuition for those students.

[PL 2019, c. 398, §16 (AMD).]

7. Exception.

[PL 1985, c. 490, §3 (RP).]

SECTION HISTORY

PL 1981, c. 693, §§5,8 (NEW). PL 1985, c. 490, §3 (RPR). PL 2005, c. 12, §QQQ1 (AMD). PL 2005, c. 635, §1 (AMD). PL 2007, c. 424, §1 (AMD). PL 2007, c. 541, Pt. C, §1 (AMD). PL 2011, c. 678, Pt. F, §1 (AMD). PL 2019, c. 398, §§15, 16 (AMD).

§3253. Secondary students

(REPEALED)

SECTION HISTORY

PL 1981, c. 693, §§5,8 (NEW). PL 1985, c. 490, §4 (RP).

§3253-A. Secondary students

1. Secondary students. Any eligible resident student who may be judged by the commissioner to be qualified may attend as a tuition student any public or private secondary school approved for tuition purposes under section 2951 to which that tuition student may gain entrance.

[PL 2019, c. 398, §17 (AMD).]

2. Benefits. Tuition students shall be entitled to all privileges and benefits and shall be subject to the same rules as resident students of a receiving school administrative unit or other enrolled students of a receiving private school.

[PL 1985, c. 490, §5 (NEW).]

3. Tuition. Notwithstanding section 5805, subsection 2 and section 5809, the commissioner shall pay tuition for each tuition student in an amount equal to the official tuition rate approved pursuant to section 5805, subsection 1 for the receiving school for nonresident students enrolled in secondary schools or special education or career and technical education programs as long as the student maintains a satisfactory standard of deportment and scholarship. The commissioner shall pay tuition for each tuition student in an amount equal to the official tuition rate approved pursuant to section 7302 for the receiving school for nonresident students enrolled in special education programs, as long as the student maintains a satisfactory standard of deportment and scholarship.
[PL 2007, c. 424, §2 (RPR).]

3-A. Targeted funds.
[PL 2009, c. 213, Pt. XX, §1 (RP).]

4. Transportation or board. The costs of transportation or board for students under this section may be paid in full or in part by the commissioner except that the commissioner may not provide or reimburse parents for providing transportation of students over roads that have not been accepted by the county as public roads or do not meet Department of Transportation standards. Beginning with fiscal year 2009-10, the commissioner may not reimburse parents for the transportation of a student.
[PL 2007, c. 541, Pt. C, §2 (AMD).]

SECTION HISTORY

PL 1985, c. 490, §5 (NEW). PL 1985, c. 603, §1 (AMD). PL 2005, c. 12, §QQQQ2 (AMD). PL 2005, c. 397, §D3 (REV). PL 2005, c. 635, §2 (AMD). PL 2007, c. 424, §2 (AMD). PL 2007, c. 541, Pt. C, §2 (AMD). PL 2009, c. 213, Pt. XX, §1 (AMD). PL 2019, c. 398, §17 (AMD).

§3254. Other students

(REPEALED)

SECTION HISTORY

PL 1981, c. 693, §§5,8 (NEW). PL 1985, c. 490, §6 (RP).

§3254-A. Other educational programs

1. Special education programs. The commissioner shall provide special education and related services to all children with disabilities of the unorganized territory in accordance with the provisions of chapter 303, except that the commissioner shall carry out the duties of school administrative units and superintendents as described in that chapter.
[PL 2005, c. 662, Pt. A, §8 (AMD).]

2. Preschool programs. The commissioner may establish preschool programs for children with disabilities between the ages of 3 and 5 years or contract with school administrative units to provide the programs.
[PL 2021, c. 348, §25 (AMD).]

3. Other programs. The commissioner may establish evening schools, day schools, classes and educational programs for persons over 16 years of age residing in the unorganized territory and not attending school. Students in these schools or programs shall be subject to the same conditions and rules as students in other similar schools or programs established pursuant to this Title.
[PL 1985, c. 490, §7 (NEW).]

SECTION HISTORY

PL 1985, c. 490, §7 (NEW). PL 2005, c. 662, §A8 (AMD). PL 2021, c. 348, §25 (AMD).

§3255. Children on government reservations

The commissioner may make special arrangements to provide elementary school privileges in cooperation with the Federal Government for children residing with a parent or legal guardian at a light station, fog warning station, lifesaving station or other place within a United States government reservation. [PL 1981, c. 693, §§ 5, 8 (NEW).]

SECTION HISTORY

PL 1981, c. 693, §§5,8 (NEW).

SUBCHAPTER 2-A

COMPULSORY SCHOOL ATTENDANCE

§3271. Compulsory attendance at school

1. Required attendance. Persons residing in the unorganized territory who are at least 6 years of age and under 17 years of age shall attend a public day elementary or secondary school or an approved private school during the time it is in session.

[PL 2019, c. 508, §1 (AMD).]

1-A. Attendance of persons 5 years of age or older and under 6 years of age. A person 5 years of age or older and under 6 years of age who is enrolled in and who has not withdrawn from a public day school is required to attend that school during the time it is in session.

[PL 2019, c. 508, §2 (AMD).]

2. Alternative instruction. Alternative instruction may be substituted for attendance in a day school in the following cases when approved by the school principal. A person 5 years of age or older and under 6 years of age is not required to meet the requirements of this subsection.

A. The person is enrolled in an approved special education program. [PL 1985, c. 490, §8 (NEW).]

B. The person obtains equivalent instruction through alternative learning or in any other manner arranged or approved by the commissioner. [PL 2007, c. 667, §4 (AMD).]

C. [PL 1989, c. 415, §3 (RP).]

[PL 2019, c. 508, §3 (AMD).]

3. Exceptions. Attendance at school or an alternative education program is not required of:

A. A person who has graduated from high school before the person's 17th birthday; [PL 2007, c. 667, §5 (AMD).]

B. A person who is at least 15 years old, has completed the 9th grade and has permission to leave school to participate in a suitable program of training or combined work and study from a parent and the commissioner; and [PL 1989, c. 415, §4 (AMD).]

C. A person who has been adjudged a truant and has been excused from attendance pursuant to procedures established by the commissioner. [PL 2011, c. 614, §8 (AMD).]

[PL 2011, c. 614, §8 (AMD).]

SECTION HISTORY

PL 1985, c. 490, §8 (NEW). PL 1989, c. 415, §§3,4 (AMD). PL 2007, c. 667, §§4, 5 (AMD). PL 2011, c. 614, §8 (AMD). PL 2019, c. 235, §§1, 2 (AMD). PL 2019, c. 508, §§1-3 (AMD).

§3272. Truancy; excusable absences

1. Truancy.

[PL 2011, c. 614, §9 (RP).]

2. Truancy. A person is truant if:

A. The person is required to attend school or alternative instruction and has completed grade 6 under this chapter and has the equivalent of 10 full days of unexcused absences or 7 consecutive school days of unexcused absences during a school year; [PL 2019, c. 235, §3 (AMD).]

B. The person is required to attend school or alternative instruction and is at least 6 years of age and has not completed grade 6 under this chapter and has the equivalent of 7 full days of unexcused absences or 5 consecutive school days of unexcused absences during a school year; or [PL 2019, c. 508, §4 (AMD).]

C. The person is required to attend school pursuant to section 3271, subsection 1-A and has not completed grade 6 and has the equivalent of 7 full days of unexcused absences or 5 consecutive school days of unexcused absences during a school year. [PL 2019, c. 235, §3 (NEW).]
[PL 2019, c. 508, §4 (AMD).]

3. Excusable absence. A person's absence is excused when the absence is for the following reasons:

A. Personal health, including the person's physical, mental and behavioral health; [PL 2019, c. 562, §1 (AMD).]

B. An appointment with a health professional that must be made during the regular school day and the absence has prior approval; [PL 2007, c. 304, §2 (AMD).]

C. Observance of a recognized religious holiday when the observance is required during the regular school day; [PL 2021, c. 25, §1 (AMD).]

D. A family emergency; or [PL 1985, c. 490, §8 (NEW).]

E. A planned absence for a personal or educational purpose that has prior approval. [PL 2007, c. 304, §2 (AMD).]
[PL 2021, c. 25, §1 (AMD).]

4. Adult responsibility. Any adults having a person of compulsory school age under their control shall cause the person to attend school as provided in this section.
[PL 1985, c. 490, §8 (NEW).]

SECTION HISTORY

PL 1985, c. 490, §8 (NEW). PL 1989, c. 415, §5 (AMD). PL 2007, c. 304, §§1, 2 (AMD). PL 2011, c. 614, §§9, 10 (AMD). RR 2011, c. 2, §17 (COR). PL 2019, c. 235, §3 (AMD). PL 2019, c. 508, §4 (AMD). PL 2019, c. 562, §1 (AMD). PL 2021, c. 25, §1 (AMD).

§3273. Enforcement

1. Civil violations. A parent who has control of a person who is truant under section 3272, subsection 2 and who is primarily responsible for that person's truancy commits a civil violation under this chapter.

A. [PL 1989, c. 415, §6 (RP).]

B. [PL 1989, c. 415, §6 (RP).]

C. [PL 1989, c. 415, §6 (RP).]

[PL 2011, c. 614, §11 (AMD).]

2. Jurisdiction. The District Court shall have jurisdiction over these violations.
[PL 1989, c. 415, §7 (AMD).]

3. Process. Service of the petition on the parent shall be in accordance with the Maine Rules of Civil Procedure.

[PL 1989, c. 415, §8 (RPR).]

4. Penalties.

[PL 1989, c. 415, §9 (RP).]

5. Disposition. The court may order injunctive relief of one or more of the following actions against any person who commits a civil violation under subsection 1:

A. Ordering the offender to comply with this chapter; [PL 1989, c. 415, §10 (NEW).]

B. Ordering the offender to take specific action to ensure the student's attendance at school; [PL 1989, c. 415, §10 (NEW).]

C. Enjoining the offender from engaging in specific conduct which interferes with or may interfere with the student's attendance at school; or [PL 1989, c. 415, §10 (NEW).]

D. Ordering the offender to undergo counseling by a professional selected by the offender, with the court's approval, or by the court. The counselor shall submit a written evaluation to the court and to the offender. [PL 1989, c. 415, §10 (NEW).]

[PL 1989, c. 415, §10 (NEW).]

6. Fine. For a civil violation under this section, the court may impose a fine not to exceed \$250, all or part of which may be suspended upon the offender's compliance with a court order under this section.

[PL 2007, c. 304, §4 (NEW).]

SECTION HISTORY

PL 1985, c. 490, §8 (NEW). PL 1985, c. 797, §§29,30 (AMD). PL 1989, c. 415, §§6-10 (AMD). PL 2007, c. 304, §§3, 4 (AMD). PL 2011, c. 614, §11 (AMD).

SUBCHAPTER 3

COMMISSIONER'S POWERS

§3301. General powers

The commissioner shall have the following general powers. [PL 1981, c. 693, §§5, 8 (NEW).]

1. Agents. The commissioner may appoint agents for the unorganized territory to act as attendance officers and perform such other school duties as are delegated to them by the commissioner.

[PL 1985, c. 490, §9 (AMD).]

2. Special attendance officers. The commissioner may appoint special attendance officers for the unorganized territory.

[PL 1985, c. 490, §9 (AMD).]

3. School buildings.

[PL 1985, c. 490, §9 (RP).]

4. Disposal of property.

[PL 1985, c. 490, §9 (RP).]

5. Employment of personnel. The commissioner shall employ teachers, administrators and other personnel as necessary to provide schooling and to care for the school property in the unorganized territory.

[PL 1985, c. 490, §9 (NEW).]

6. Contracting authority. The commissioner may make all contractual arrangements deemed necessary to provide elementary, secondary, special education and career and technical education outside the unorganized territory in other schools of the State.

[PL 1985, c. 490, §9 (NEW); PL 2005, c. 397, Pt. D, §3 (REV).]

7. Payment of board. In each case where application for the payment of board for an eligible student is made, the commissioner shall determine if board is necessary. The commissioner shall approve all boarding arrangements prior to making payments. Payments for board shall be made for a period of not less than one school month upon receipt of a satisfactory attendance record for the student from a responsible school official.

[PL 1985, c. 490, §9 (NEW).]

8. Closing school. The commissioner may not close a school in the unorganized territory except in accordance with procedures and standards established by the department by rule. The rules must provide for a public hearing in the area served by a school prior to the date of the proposed closure of the school. Rules adopted pursuant to this subsection are major substantive rules as defined in Title 5, chapter 375, subchapter 2-A.

[PL 2005, c. 30, §1 (NEW).]

SECTION HISTORY

PL 1981, c. 693, §§5,8 (NEW). PL 1985, c. 490, §9 (AMD). PL 2005, c. 30, §1 (AMD). PL 2005, c. 397, §D3 (REV).

§3302. General laws applicable

(REPEALED)

SECTION HISTORY

PL 1981, c. 693, §§5,8 (NEW). PL 1985, c. 490, §10 (RP).

§3302-A. Care of school property

The commissioner shall have charge of all school property in the unorganized territory. [PL 1985, c. 490, §11 (NEW).]

1. School buildings. The commissioner shall hold and manage the schools of the unorganized territory and provide custody and care, including all necessary repairs, changes and additions to the buildings.

[PL 1985, c. 490, §11 (NEW).]

2. Books and equipment. The commissioner shall furnish each school with the books and equipment necessary for the course of study offered in the schools and shall provide students in each school with school books and necessary apparatus without expense to them or their parents. The commissioner shall assure that all necessary school books, apparatus and supplies are seasonably distributed to each school, accurately accounted for and economically used.

[PL 1985, c. 490, §11 (NEW).]

3. Ownership of school buildings. School buildings not privately owned in the unorganized territory are declared to be the property of the State and held in trust for the unorganized territory.

[PL 1985, c. 490, §11 (NEW).]

4. Use of school property. The commissioner may rent or lease any unused school building or portion of a building for school-related purposes for any purpose which would not interfere with the school programs. The proceeds of the rentals or leases shall be paid to the Unorganized Territory Education and Services Fund established in Title 36, chapter 115.

[PL 1985, c. 603, §2 (AMD).]

5. Disposal of property. The commissioner may sell, transfer or dispose of school property, books or equipment in the unorganized territory. The proceeds of any sale, transfer or disposal shall be paid to the Unorganized Territory Education and Services Fund established in Title 36, chapter 115.

[PL 1985, c. 603, §2 (AMD).]

6. Applicability of general laws relating to illegal conduct. Sections 6804 and 6807 shall apply to the unorganized territory, except that the commissioner shall stand in place of the school administrative unit. To enforce these laws, action may be brought in the District Court or the Superior Court. All forfeitures collected as part of such enforcement actions shall be deposited to the Unorganized Territory School Fund, except that an amount not to exceed the costs of prosecution may be paid, upon court order, to the county treasury.

[PL 1985, c. 490, §11 (NEW).]

SECTION HISTORY

PL 1985, c. 490, §11 (NEW). PL 1985, c. 603, §2 (AMD).

§3303. Student census

By April 1st of each year, the commissioner shall determine the number, names and ages of all students of eligible age in the unorganized territory who have not graduated from high school. [PL 1985, c. 490, §12 (RPR).]

SECTION HISTORY

PL 1981, c. 693, §§5,8 (NEW). PL 1985, c. 490, §12 (RPR).

§3304. Tuition students in unorganized units

A school board may, when it seems advantageous and in the best interest of the students concerned, arrange for students who are entitled to school privileges in its school administrative unit, to attend schools maintained by the State in the unorganized territory, subject to the terms and conditions the commissioner may determine. [PL 1981, c. 693, §§5, 8 (NEW).]

1. Charges.

[PL 1997, c. 535, §1 (RP).]

1-A. Charges. The per pupil tuition charge must be an amount equal to the state average expenditure per elementary pupil during the preceding year, as determined annually by the commissioner pursuant to section 5804, or the receiving school administrative unit's actual expenditure per elementary pupil for the preceding year as calculated by the commissioner, whichever is less.

[PL 2005, c. 115, §1 (AMD).]

2. Income credited. The tuition income shall be credited to the Unorganized Territory School and Capital Working Funds for the fiscal year in which it is earned.

[PL 1985, c. 490, §13 (AMD).]

3. Payments. The school board shall pay, prior to June 30th of the school year for which a schooling agreement is made any sums agreed on and shall charge these sums to the appropriations of money raised in that school administrative unit.

[PL 1981, c. 693, §§5, 8 (NEW).]

SECTION HISTORY

PL 1981, c. 693, §§5,8 (NEW). PL 1985, c. 490, §13 (AMD). PL 1997, c. 535, §§1,2 (AMD). PL 2005, c. 115, §1 (AMD).

§3305. Taking of land

The following provisions apply to taking land for school purposes in the unorganized territory. [PL 1981, c. 693, §§ 5, 8 (NEW).]

1. Taking. The commissioner may designate, lay out and take a schoolhouse lot not to exceed 3 acres, after 30 days written notice to the owner, if:

- A. The owner refuses to sell; [PL 1981, c. 693, §§ 5, 8 (NEW).]
- B. The commissioner determines the price is unreasonable; or [PL 1981, c. 693, §§ 5, 8 (NEW).]
- C. The owner resides outside the State and has no authorized agent or attorney in the State. [PL 1981, c. 693, §§ 5, 8 (NEW).]
[PL 1981, c. 693, §§ 5, 8 (NEW).]

2. Appraisal and payment. Prior to a taking, the commissioner shall appraise the damages and pay or tender the damages to the owner. If the owner does not reside in the State, the commissioner shall deposit the damages with the Treasurer of State for the owner's use.
[PL 1981, c. 693, §§ 5, 8 (NEW).]

3. Reversion to owner. If the State does not erect a school building on the lot within 3 years from the date of taking, the lot shall revert to the owner, the owner's heirs or assigns.
[PL 1981, c. 693, §§ 5, 8 (NEW).]

4. Enlargement or extension of lot. The commissioner may extend or enlarge a schoolhouse lot by purchase or otherwise, on the terms and conditions and in the manner the commissioner determines proper, or by the exercise of eminent domain or property rights. Using eminent domain, the commissioner may not take more than 25 acres for one project. In using eminent domain, the commissioner is governed by Title 35-A, chapter 65. Land taken may not be within 50 feet of a dwelling.
[PL 1993, c. 494, §2 (AMD).]

5. Fencing. When a schoolhouse lot or playground requires fencing, the commissioner shall fence it.
[PL 1981, c. 693, §§ 5, 8 (NEW).]

6. Appeals. If the owner is aggrieved at the location of the lot or the damages awarded, that owner may apply to the State Tax Assessor within 3 months. The State Tax Assessor may change the location and assess the damages. If the damages are increased or the location changed, the State shall pay the damages and costs, otherwise the costs shall be paid by the applicant.
[PL 1983, c. 806, §29 (AMD).]

SECTION HISTORY

PL 1981, c. 693, §§5,8 (NEW). PL 1983, c. 806, §29 (AMD). PL 1993, c. 494, §2 (AMD).

SUBCHAPTER 4

FINANCING

§3351. Unorganized Territory School Fund and Unorganized Territory School Contingency Fund

1. Appropriation by the Legislature. The Legislature shall appropriate money to the Unorganized Territory School and Capital Working Funds.
[PL 1985, c. 490, §14 (AMD).]

2. Expenditures by the commissioner. The commissioner may expend amounts necessary to carry out this chapter from the Unorganized Territory School and Capital Working Funds and for a purpose necessary for the schooling of children in the unorganized territory, including:

- A. Salaries, board and traveling expenses of teachers, supervisors and other employees; [PL 1985, c. 490, §14 (AMD).]
 - B. Conferences, training programs and professional improvement of teachers and other employees; [PL 1985, c. 490, §14 (AMD).]
 - C. Fuel and janitor service; [PL 1981, c. 693, §§5, 8 (NEW).]
 - D. Tuition, board and transportation of elementary and secondary school students; [PL 1981, c. 693, §§5, 8 (NEW).]
 - E. Text and reference books, school apparatus and supplies, leases or rentals of lots or school buildings; [PL 1981, c. 693, §§5, 8 (NEW).]
 - F. Minor repairs to school buildings or equipment; [PL 1981, c. 693, §§5, 8 (NEW).]
 - G. Services, expenses and fees of agents, attendance officers and clerical assistants; [PL 1981, c. 693, §§5, 8 (NEW).]
 - H. Office expenses and utility service; [PL 1981, c. 693, §§5, 8 (NEW).]
 - I. School medical and dental services; [PL 1981, c. 693, §§5, 8 (NEW).]
 - J. The erection, equipping, major repair, remodeling or alteration of schoolhouses and other requisite buildings; [PL 1981, c. 693, §§5, 8 (NEW).]
 - K. The purchase of lots or buildings for school purposes or faculty housing; [PL 1981, c. 693, §§5, 8 (NEW).]
 - L. The purchase, equipment and repair of school buses; and [PL 1985, c. 490, §14 (AMD).]
 - M. For any other necessary capital expenses for providing schools in the unorganized territory. [PL 1985, c. 603, §3 (AMD).]
- [PL 1985, c. 603, §3 (AMD).]

3. Balances.

[PL 1985, c. 603, §4 (RP).]

3-A. Balance carried forward. The commissioner may carry forward any remaining unexpended balance in the accounts established for the purpose of the schooling of children in the unorganized territories from one fiscal year to the next fiscal year.
[PL 1991, c. 528, Pt. I, §2 (NEW); PL 1991, c. 528, Pt. RRR (AFF); PL 1991, c. 591, Pt. I, §2 (NEW).]

4. Gifts and bequests. The Treasurer of State may accept gifts, bequests and other funds from public or private agencies, subject to any conditions approved by the commissioner, to be credited to the Unorganized Territory Education and Services Fund established by Title 36, chapter 115. A gift, bequest or grant made for a particular designated project shall be credited to the Unorganized Territory Education and Services Fund.
[PL 1985, c. 603, §5 (AMD).]

5. Short-term investments.

[PL 1985, c. 603, §6 (RP).]

SECTION HISTORY

PL 1981, c. 693, §§5,8 (NEW). PL 1985, c. 490, §14 (AMD). PL 1985, c. 603, §§3-6 (AMD). PL 1991, c. 528, §I2 (AMD). PL 1991, c. 528, §RRR (AFF). PL 1991, c. 591, §I2 (AMD).

SUBCHAPTER 5

ORGANIZATION AND DEORGANIZATION

§3401. Organization of unorganized unit

If an unorganized unit becomes organized as a municipality or plantation, it shall, within 5 years of the date of organization, pay to the Treasurer of State for each school building within its limits erected or remodeled prior to August 20, 1951, a sum to be determined by the commissioner from records kept by the commissioner of the cost of these buildings, lots and improvements. The sum shall be credited to the General Fund. A municipality or plantation dissatisfied with the sum determined by the commissioner may, after a vote taken by the municipality or plantation at a regular or special meeting called for the purpose, appeal to the Governor. The Governor's decision shall be final. [PL 1981, c. 693, §§ 5, 8 (NEW).]

SECTION HISTORY

PL 1981, c. 693, §§5,8 (NEW).

§3402. Deorganization of an organized unit

If a municipality or plantation becomes deorganized by the Legislature, all school property in that municipality shall become the property of the State and under the charge of the commissioner, as is other school property in the unorganized territory. [PL 1981, c. 693, §§ 5, 8 (NEW).]

SECTION HISTORY

PL 1981, c. 693, §§5,8 (NEW).

§3403. Failure of civil organization

1. Failure of organization. If the civil organization of a municipality or plantation becomes defunct, through failure to hold the annual meeting, failure to fill vacancies in necessary offices or in any other manner, and until the municipality or plantation recovers its civil organization or it is deorganized by the Legislature, the commissioner shall:

- A. Assume charge of all school property within its area; [PL 1981, c. 693, §§5, 8 (NEW).]
- B. Require an accounting of all municipal or plantation school funds; and [PL 1981, c. 693, §§5, 8 (NEW).]
- C. Provide schools for children between 5 and 20 years of age whose parents are residents of the municipality or plantation. [PL 1981, c. 693, §§5, 8 (NEW).]

[PL 1981, c. 693, §§5, 8 (NEW).]

2. School privileges. The commissioner may provide school privileges under the supervision of an agent of the unorganized territory or a special agent appointed for this purpose. [PL 1981, c. 693, §§ 5, 8 (NEW).]

3. Expenses. The expense of these school privileges shall be paid from the appropriation for schools in the unorganized territory. [PL 1981, c. 693, §§ 5, 8 (NEW).]

4. Recovery of expenses. If a municipality or plantation recovers its civil organization within 2 years, the expenses paid under subsection 3, on the recommendation of the commissioner, shall be deducted by the Treasurer of State from school funds that may subsequently become payable to the municipality. The Treasurer of State shall credit these deductions to the Unorganized Territory School and Working Capital Funds. [PL 1985, c. 490, §15 (AMD).]

SECTION HISTORY

PL 1981, c. 693, §§5,8 (NEW). PL 1985, c. 490, §15 (AMD).

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