Maine Lien Durations at a Glance

Common Statutes of Limitation Affecting Real Estate Titles in Maine

Interest/Right	Limitation Period	Reference
Execution Liens	20 years (if created before 9/1/2020) plus renewal 10 years (if created after 9/1/2020) plus renewal.	14 MRSA 4651-A
Validation of Defective Acknowledgments and Dates	2 years from date of recording.	33 MRSA 352
Validation of Defects-Discharges & Assignments **Defective as to Form**	2 years from date of recording.	33 MRSA 353-A
Mortgage Discharge Where No Signatory Authority Exists of Record	20 years from date of recording.	33 MRSA 353-A
Defects in Plats	2 years from date of recording. Review statute carefully for variations according to circumstances.	33 MRSA 353-B
Mortgages With Maturity Date	20 years from maturity date. See statute for conditions.	14 MRSA 6104 MSBA TS 608
Mortgages Without Maturity Date	50 years after the date of execution of the mortgage.	MSBA TS 608
Creditors of Estate of Decedent	Barred, unless claim is presented within the earlier of 4 months after notice or 9 months of death.	18-A MRSA 3-803
TAX- Maine Estate Tax	10 years from date of death.	36 MRSA 4112. See also 36 MRSA 4072
TAX - Maine Income Tax[1]	10 years from recording date (may be extended).	36 MRSA 175-A
TAX - Federal Income Tax[1]	10 years after the assessment of the tax.	IRC § 6502(a)
TAX - Federal Estate Tax	10 years from date of death.	IRC § 6324(a)
UCC Financing Statements	5 years (30 years for manufactured-home).	11 MRSA 9-1515

[1] These liens will attach to after-acquired property

If you have any questions or need assistance, please contact your Maine underwriter or the Maine Underwriting Team at MEuwing@stewart.com.

Please note that the applicable periods set forth by statute may be tolled and therefore extended, if the debtor/obligor files for bankruptcy protection.

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