

**Chap. 422.** AN ACT REGULATING CERTAIN SALES OF REAL PROPERTY LOCATED OUTSIDE OF THE COMMONWEALTH.

*Be it enacted, etc., as follows:*

Section 87AAA of chapter 112 of the General Laws is hereby amended by inserting after the first paragraph, as amended by chapter 181 of the acts of 1961, the following paragraph: —

No broker shall engage in a sale in the commonwealth of real property located in a land development in another state which is the subject of promotional advertising in the commonwealth unless the owner or developer of such land has submitted to the board full particulars regarding such land and the proposed terms of sale thereof and has deposited with the board such sum as it shall determine, to pay the expense of the investigation hereinafter prescribed. Any broker acting for such owner or developer, and his salesmen, shall comply with such rules, regulations, restrictions and conditions pertaining thereto as the board in its discretion may impose. The board shall investigate such matters and all reasonable expenses incurred by the board in such investigation shall be borne by the owner or developer of the property involved. No broker or salesman shall in any manner refer to the board of registration of real estate brokers and salesmen or to any member or employee thereof, in selling, offering for sale, or advertising or otherwise promoting the sale, mortgage or lease of any such property, nor make any representation whatsoever that such property has been inspected or approved or otherwise passed upon by said board or by any official, department or employee of the commonwealth. The board may suspend, revoke or refuse to renew any license when it has found that the licensee has failed to comply with the requirements of this paragraph or any part thereof.

*Approved July 11, 1966.*

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**Chap. 423.** AN ACT RELATIVE TO RETURN PREMIUMS RECEIVED BY OR CREDITED TO INSURANCE AGENTS AND BROKERS.

*Be it enacted, etc., as follows:*

SECTION 1. Chapter 175 of the General Laws is hereby amended by inserting after section 176 the following section: —

*Section 176A.* An insurance agent or broker or premium finance agency who has received a return premium on any motor vehicle insurance policy shall within thirty days thereof pay over the full amount of said return premium to the person whose insurance policy has been cancelled or to his assignee, unless such person is otherwise indebted to said insurance agent, broker, or premium finance agency in which case any such return premium may be applied to such indebtedness and said agent, broker, or premium finance agency shall be required to pay over that portion only of said return premium which exceeds said indebtedness. In the event of payment to the assignee, notice thereof shall be given immediately to the person whose insurance policy has been cancelled. Failure by any agent, broker, or premium finance agency to return the full amount of said return premium or to give notice to the person whose insurance policy has been cancelled shall be sufficient cause in the case of an insurance agent or broker for the commissioner to suspend or revoke all licenses that may have been issued to said agent or broker, and in the case of a premium finance agency for the insurance

commissioner to notify the commissioner of banks of the violation of this section.

SECTION 2. Section 5 of chapter 255C of the General Laws, as appearing in chapter 727 of the acts of 1964, is hereby amended by inserting after the second paragraph the following paragraph: —

The commissioner shall have sufficient cause to suspend or revoke a license whenever he learns from the commissioner of insurance or from any other source that the licensee has failed to return the full amount of a return premium to the person whose insurance policy has been cancelled or to his assignee, as required by section one hundred and seventy-six A of chapter one hundred and seventy-five. *Approved July 11, 1966.*

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**Chap. 424.** AN ACT PROHIBITING THE PAYMENT OF FEES BY MOTOR CARRIERS ENGAGED IN DUMP TRUCK OPERATIONS TO MOTOR TRUCK BROKERS.

*Be it enacted, etc., as follows:*

Section 5 of chapter 159B of the General Laws is hereby amended by striking out the third paragraph, as amended by section 2 of chapter 543 of the acts of 1959, and inserting in place thereof the following paragraph: —

The department shall from time to time establish reasonable maximum fees which may be charged by brokers to shippers or motor carriers; provided, however, that no broker shall charge, for his services as a broker, any fee to any motor carrier engaged in dump truck operations, nor shall any such motor carrier pay any fee to any broker for such services. *Approved July 12, 1966.*

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**Chap. 425.** AN ACT ESTABLISHING A TOWN MANAGER FORM OF GOVERNMENT FOR THE TOWN OF FRAMINGHAM.

*Be it enacted, etc., as follows:*

SECTION 1. *Elections and Meeting.* — Upon the acceptance of this act by the town of Framingham, as hereinafter provided, beginning with the year following its adoption, the regular town election of said town for the purpose of electing town officers including town meeting members, in accordance with the provisions of this act, and for the submission of questions to the voters of the town, if required to be submitted thereat, shall be held as presently provided in said town. All articles in the warrant for any regular town meeting to be acted upon and determined otherwise than by ballot shall be considered at the annual town meeting as presently provided in said town.

SECTION 2. *By-Laws, Rules, etc.* — All laws, by-laws, rules and regulations in force in the town of Framingham when this act takes effect, not inconsistent with the provisions hereof, whether enacted by authority of the town or any other authority shall continue in full force and effect until otherwise provided by law, by-law, or vote; all other laws, by-laws, rules and regulations, so far as they refer to the town of Framingham, are hereby repealed and annulled but such repeal shall not revive any preexisting enactment.

SECTION 3. *Present Office Holders.* — Unless otherwise provided in this act, all elected and appointed municipal office holders in said town