

HOUSE No. 993

By Mr. Weinberg of Boston, petition of Sumner Z. Kaplan, Norman S. Weinberg, Arnold I. Epstein and William F. Joyce for legislation to establish responsibility for care and maintenance of tenement houses in cities. Mercantile Affairs.

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Sixty-Three.

AN ACT ESTABLISHING RESPONSIBILITY FOR THE CARE AND MAINTENANCE OF TENEMENT HOUSES IN CITIES.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1. The definition of "Tenement house" in section 2
2 of chapter 144 of the General Laws, as appearing in the Ter-
3 centenary Edition, is hereby amended by striking out, in line 3,
4 the word "two" and inserting in place thereof the word: — three,
5 — so as to read as follows: — "Tenement house", any house
6 or building, or part thereof, which is rented, leased, let or hired
7 out, to be occupied, or is occupied, or intended, arranged or
8 designed to be occupied as the home or residence of **[two] three**
9 or more families (a family may consist of one or more persons),
10 living independently of each other and doing their cooking on
11 the premises and having a common right in the halls, stairways,
12 yard, courts, cellar, sinks, water closets or privies, or any of
13 them. Where the occupants of dwelling houses contiguous and
14 vertically divided, each occupied or intended, arranged or de-
15 signed to be occupied as the home or residence of one family or
16 more, have a common right in or use in common the halls, stair-
17 ways, yards, cellars, sinks, water closets or privies, or any of
18 them, such dwelling houses shall be deemed to be tenement
19 houses and shall be subject to this chapter.

20 Said chapter 144 is hereby further amended by striking out
21 section 66 and inserting in place thereof the following section: —

22 *Section 66.* Every tenement house, including its roof or roofs,

23 and every part thereof and the lot upon which it is situated
24 shall be kept in good repair. The owner shall be responsible for
25 compliance with the provisions of this section; but the tenant
26 also shall be liable if a violation is caused by his own wilful act,
27 assistance or negligence or that of any member of his family or
28 household or his guest. Any such persons who shall wilfully
29 violate or assist in violating any provision of this section shall
30 also jointly and severally be subject to the civil penalties pro-
31 vided in section eighty-nine.

1 SECTION 2. Said chapter 144 is hereby further amended by
2 striking out section 71 and inserting in place thereof the follow-
3 ing section:—

4 *Section 71. Carpets, Rugs and Wallpaper.*— 1. All carpets
5 and rugs which are permitted in any public part of a tenement
6 house shall be taken up and cleaned by the owner at least once
7 a year or as much oftener as the department shall deem necessary.

8 2. The interior surfaces of walls throughout every part of
9 every tenement house, whether in public or in tenant-occupied
10 parts, shall be painted or papered and the ceilings kalsomined or
11 painted by the owner. The walls and ceilings shall be rekals-
12 somined, repapered or repainted by the owner whenever neces-
13 sary to keep the said surfaces in a sanitary condition. No wall-
14 paper shall be placed upon such a wall or ceiling surface unless
15 all existing wallpaper shall be first removed therefrom and such
16 wall or ceiling thoroughly cleaned and repaired.

17 3. Any tenant shall be punishable as provided in section
18 eighty-nine for the existence of conditions in violation of the
19 provisions of this chapter within his apartment to the extent
20 that such conditions are caused by him, by members of his
21 family or by his guests, and are under his control; but this pro-
22 vision shall not be construed to relieve the owner of any liability
23 or duty under this section, except where a violation is caused
24 and continued solely by the tenant or those under his control.

1 SECTION 3. Said chapter 144 is hereby further amended by
2 striking out section 89 and inserting in place thereof the follow-
3 ing section:—

4 *Section 89.* Whoever violates any provision of this chapter
5 shall be punished by a fine of not less than **[ten] one hundred**
6 dollars. Any person who violates any provision of this chapter

7 after he has been served with a notice or order as provided by
8 section ninety-five, or who fails to comply with such notice or
9 order within ten days after such service, or continues to violate
10 any provision or requirement of this chapter in the respect
11 named in such notice or order, shall in addition be punished
12 **by a fine of not less than five nor more than twenty** by im-
13 **prisonment for six months in the house of correction or**
14 **by a fine of twenty-five** dollars for each day after the first
15 day during which the violation continues.

1 SECTION 4. Notwithstanding anything to the contrary con-
2 tained in said chapter one hundred and forty-four, the pro-
3 visions of sections two, sixty-six, seventy-one and eighty-nine,
4 as hereby amended, shall also apply to the city of Boston.

The first part of the book is devoted to a general history of the world from the beginning of time to the present day. The author discusses the various civilizations that have flourished on the earth, from the ancient Egyptians and Greeks to the modern nations of the world. He also touches upon the progress of science and the arts, and the changes in the human mind and character over the centuries.

The second part of the book is a detailed account of the history of the British Empire. It begins with the early days of the English colonies in North America, and follows the growth of the empire through the eighteenth and nineteenth centuries. The author describes the various wars and conflicts that have shaped the empire, and the role of the British monarch and the British Parliament in its development.

The third part of the book is a history of the world from the beginning of the nineteenth century to the present day. It covers the various revolutions and wars that have shaped the modern world, and the progress of science and the arts. The author also discusses the changes in the human mind and character over the centuries, and the role of the individual in the history of the world.

The fourth part of the book is a history of the world from the beginning of the twentieth century to the present day. It covers the various wars and conflicts that have shaped the modern world, and the progress of science and the arts. The author also discusses the changes in the human mind and character over the centuries, and the role of the individual in the history of the world.

The fifth part of the book is a history of the world from the beginning of the twenty-first century to the present day. It covers the various wars and conflicts that have shaped the modern world, and the progress of science and the arts. The author also discusses the changes in the human mind and character over the centuries, and the role of the individual in the history of the world.