

HOUSE No. 3366

The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES, April 11, 1966.

The committee on State Administration, to whom was referred so much of the recommendations of the Consumers' Council (House, No. 24) as relates to regulating certain sales of real property located outside the Commonwealth (accompanied by bill, House, No. 27), report the accompanying bill (House, No. 3366).

For the committee,

MICHAEL J. HARRINGTON.

The Commonwealth of Massachusetts

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

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

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 87AAA of chapter 112 of the General Laws, as most
2 recently amended by chapter 181 of the acts of 1961, is hereby
3 further amended by inserting after the first paragraph the
4 following two paragraphs: —

5 No broker shall engage in sales in the commonwealth of real
6 property located in a land subdivision development in another
7 state which is the subject of promotional advertising in the
8 commonwealth unless the owner or developer of such prop-
9 erty has submitted to the board full particulars regarding
10 such property and the proposed terms of sale thereof. Any
11 broker acting for such owner or developer, and his salesmen,
12 shall comply with such rules, regulations, restrictions and
13 conditions pertaining thereto as the board in its discretion
14 may impose. The board shall investigate such matters and
15 all reasonable expenses incurred by the board in such investi-
16 gation shall be borne by the owner or developer of the property
17 involved. No broker or salesman shall in any manner refer to
18 the board of registration of real estate brokers and salesmen or
19 to any member or employee thereof, in selling, offering for
20 sale, or advertising or otherwise promoting the sale, mortgage
21 or lease of any such property, nor make any representation,
22 whatsoever that such property has been inspected or approved
23 or otherwise passed upon by said board or by any official,
24 department or employee of this commonwealth.

25 The board may suspend, revoke or refuse to renew any license
26 when it has found that the licensee has failed to comply with
27 the requirements of this section or any part thereof.