

SENATE No. 1397

By Mr. Fishman (by request), a petition (accompanied by bill, Senate, No. 1397) of Esther R. Rotman for legislation to regulate the sale of certain dwellings by a builder. Urban Affairs.

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Seventy-Four.

AN ACT REGULATING THE SALE OF CERTAIN DWELLINGS BY A BUILDER.

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

1 Notwithstanding the provisions of any special or general
2 law to the contrary, if a dwelling unit is sold for the first time
3 by a builder, the builder shall not be paid in full by the pur-
4 chaser, but shall leave with said purchaser a surety bond for
5 five per cent of the purchaser price for one year. Said bond
6 shall be deemed to cover any construction defects, including
7 but not limited to poor materials, workmanship or fixtures,
8 but any liability of such builder shall not be limited to the
9 amount of said bond.

BY SENATOR (BY REQUEST) A BILL (AS AMENDED BY THE SENATE) NO. 1897 OF 1897 OF SENATOR H. H. HARRIS FOR LEGISLATION TO REGULATE THE SALE OF CERTAIN DWELLINGS TO A BUYER (UPON APPLICABLE)

The Government of Massachusetts

In the Year One Thousand Nine Hundred and Twenty-Two

AN ACT REGULATING THE SALE OF CERTAIN DWELLINGS BY A BUYER.

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

1. Notwithstanding the provisions of any special or general law to the contrary, if a dwelling unit is sold for the first time by a builder, the builder shall not be paid in full by the purchaser, but shall leave with said purchaser a surety bond for five per cent of the purchase price for one year. Said bond shall be deemed to cover any construction defects, including but not limited to poor materials, workmanship or fixtures.
2. But any liability of such builder shall not be limited to the amount of said bond.