

SENATE No. 1951

The Commonwealth of Massachusetts

SENATE, June 4, 1975.

The committee on Urban Affairs, to whom was referred the petition (accompanied by bill, House, No. 1274) of Norman S. Weinberg that tenants be authorized to deduct from their rents monies used to repair serious conditions in their homes; and the petition (accompanied by bill, House, No. 1275) of Norman S. Weinberg for legislation to further regulate the duties of landlords or lessors, reports the accompanying bill (Senate, No. 1951).

For the Committee,

JOSEPH F. TIMILTY

The Commonwealth of Massachusetts

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

AN ACT EXTENDING THE RIGHTS OF TENANTS TO REPAIR DANGEROUS CODE VIOLATIONS.

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 first paragraph of section 127L of chapter
2 111 of the General Laws, as appearing in chapter 799 of the
3 acts of 1972, is hereby amended by striking out the first sen-
4 tence and inserting in place thereof the following sentence: —
5 When violations of the standards of fitness for human habita-
6 tion as established in the state sanitary code, or of other ap-
7 plicable laws, ordinances, by-laws, rules or regulations, may
8 endanger or materially impair the health, safety or well-being
9 of a tenant of residential premises, and if the owner or his
10 agent has been notified in writing of the existence of the viola-
11 tions and has failed to begin all necessary repairs or to con-
12 tract in writing with a third party for such repairs within
13 five days after such notice, and to substantially complete all
14 necessary repairs within fourteen days after such notice, un-
15 less a board of health, local code enforcement agency or court
16 has ordered that said violations be corrected within a shorter
17 period, in which case said period shall govern, the tenant or
18 tenants may repair or have repaired the defects or conditions
19 constituting the violations.

1 SECTION 2. The second and third paragraphs of said section
2 127L, as so appearing, are hereby amended by striking the
3 word "two" wherever it occurs, and inserting in place thereof
4 the word "four".