

By Mr. Businger of Brookline, petition of Phil Olenick and John A. Businger for legislation relative to the conversion of certain property to a condominium and regulating evictions of tenants from such property. Urban Affairs.

**The Commonwealth of Massachusetts**

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

AN ACT TO REGULATE CONDOMINIUM CONVERSION AND EVICTION.

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

1 Chapter 186A of the General Laws is hereby amended by insert-  
2 ing after section 21 the following sections: —

3 *Section 22.* To the extent that the subject real property is occu-  
4 pied by any tenant who entered into a rental agreement for or took  
5 possession of any portion of the property prior to receiving written  
6 notice of the property's proposed conversion to a condominium  
7 and of the recording of the master deed, the application of this  
8 chapter shall not be construed as affecting the operation of other-  
9 wise applicable rent control or eviction control laws.

10 *Section 23.* No provision of otherwise applicable rent control  
11 or eviction control laws which allows the eviction of a residential  
12 tenant so that the owner or a family member may occupy the  
13 property shall be construed to allow the eviction of a tenant who  
14 entered into a rental agreement for or took possession of the  
15 property prior to receiving written notice of the property's pro-  
16 posed conversion to a condominium and of the recording of the  
17 master deed.

18 *Section 24.* No condominium unit may be offered for sale,  
19 other than to its tenant, that is occupied by an residential tenant  
20 who entered into a rental agreement for or took possession of the

21 property prior to receiving written notice of the property's pro-  
22 posed conversion to a condominium and of the recording of the  
23 master deed.

24 *Section 25.* Any tenant of residential property for which a mas-  
25 ter deed for condominium conversion has been recorded may,  
26 upon application to the secretary of the commonwealth, obtain the  
27 commonwealth's guaranty of his or her obligations under any  
28 mortgage on the property entered into to finance the tenant's  
29 purchase of his or her unit, provided that, at the time of application  
30 to the secretary, he or she is no more than one month delinquent in  
31 payment of rent for the unit. Lateness in payment caused by factors  
32 beyond the control of the tenant shall not be included in determin-  
33 ing the period of delinquency. The secretary of the commonwealth  
34 shall issue such regulations as are necessary to implement this  
35 section.