

By Ms. Swift, a petition (accompanied by bill, Senate, No. 1699) of Jane M. Swift (by vote of the town) for legislation relative to the purchase or lease of mobile home parks in the town of Williamstown. Local Affairs.

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Ninety-Two.

AN ACT RELATIVE TO THE PURCHASE OR LEASE OF MOBILE HOME PARKS
IN THE TOWN OF WILLIAMSTOWN.

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 766 of the acts of 1981 is hereby amended by inserting
- 2 after section 9 the following new section: —
- 3 Section 10. Notwithstanding section 32R of chapter 140 of the
- 4 Massachusetts General Laws or any other general or special law
- 5 to the contrary, in the town of Williamstown any incorporated
- 6 home owners' association entitled to notice under this section shall
- 7 have the right to purchase, in the case of a third party bona fide
- 8 offer to purchase, or to lease in the case of a third party bona
- 9 fide offer to lease, the said park, provided it meets the price and
- 10 substantially equivalent terms and conditions of any offer of
- 11 which it is entitled to notice under this section by (1) executing
- 12 a contract or purchase and sale or lease agreement with the owner
- 13 within ninety days of notice of the offer and (2) obtaining any
- 14 necessary financing or guarantees within an additional forty-five
- 15 days. The Williamstown rent control board shall have the right
- 16 to verify the existence of a bona fide offer to purchase or lease
- 17 said park if requested by the tenants association. No owner shall
- 18 unreasonably delay the execution of a purchase and sale or lease
- 19 agreement with a home owners' association that has made a bona
- 20 fide offer to meet the price and substantially equivalent terms and
- 21 conditions of an offer for which notice is required to be given
- 22 pursuant to this section. Failure of the incorporated home owners'

23 association to execute such a purchase and sale agreement or lease
24 within the first ninety day period or to obtain a binding
25 commitment for financing within the second forty-five day period
26 shall serve to terminate the right of such association to purchase
27 or lease the mobile home park. The time periods herein may be
28 extended by agreement of the association and the owner, or take
29 any other action in relation thereto.