

ACTS, 1983. - Chap. 240.

Thence S 10°-51'-00" W 334.66 ft;
Thence S 25°-00'-05" E 128.85 ft to the northerly line of the
Town of Medway Wastewater Treatment Facility;
Thence S 87°-15'-44" W, 21.62 ft to the point of beginning.

PARCEL K

Beginning at a point 215.55 feet easterly of the southerly
sideline of Converse Road;
Thence N 02°-14'-34" E, 57.49 ft;
Thence S 05°-12'-10" E, 57.01 ft;
Thence S 84°-47'-50" W 7.45 ft to the point of beginning.

SECTION 2. This act shall take effect upon its passage.

Approved July 7, 1983.

Chap. 240. AN ACT PROVIDING FOR THE ESTABLISHMENT
AND ADMINISTRATION OF RENT REGULATIONS
AND THE CONTROL OF EVICTIONS IN MOBILE
HOME PARK ACCOMMODATIONS IN THE TOWN OF
LUDLOW.

Be it enacted, etc., as follows:

SECTION 1. The general court finds and declares that a serious public emergency exists in the town of Ludlow with respect to the housing of a substantial number of citizens of said town, which emergency has been created by excessive, abnormally high and unwarranted rental increases imposed by some owners of mobile parks located therein; that unless mobile home park rents and eviction of tenants are regulated and controlled, such emergency will produce serious threats to the public health, safety and general welfare of the citizens of Ludlow, particularly the elderly; that such emergency should be met by the commonwealth immediately and with due regard for the rights and responsibilities of the town of Ludlow.

SECTION 2. The town of Ludlow, may, by its by-laws, regulate rents for the use or occupancy of mobile home park accommodations in the town, establish a mobile home rent board for the purpose of regulating rents, minimum standards for use or occupancy of mobile home park accommodations in the town and eviction of tenants therefrom and may, by its by-laws, require registration by owners of mobile home park accommodations, under penalty of perjury, of information relating to the mobile

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home park accommodations. Such rents, standards and evictions may be regulated by the mobile home rent board so as to remove hardships or correct inequities for both the owner and the tenants of such mobile home park accommodations. The mobile home rent board shall have all powers necessary or convenient to perform its functions. It may make rules and regulations, require registration by owners of mobile home park accommodations, under penalty of perjury, of information relating to the mobile park accommodations, sue and be sued, compel the attendance of persons and the production of papers and information, and issue appropriate orders which shall be binding on both the owner and tenants of such mobile home park accommodations. Violations of any by-laws adopted pursuant to this act or any order of the mobile home rent board shall be punishable by a fine of not more than one thousand dollars for any one offense.

SECTION 3. In regulating such rents, the mobile home rent board established under section two may make such individual or general adjustments, either upward or downward, as may be necessary to assure that rents for mobile home park accommodations in the town are established at levels which yield to owners a fair net operating income for such units. Fair net operating income shall be that income which will yield a return, after all reasonable operating expenses, on the fair market value of the property equal to the debt service rate generally available from institutional first mortgage lenders or such other rates of return as the board on the basis of evidence presented before it, deems more appropriate to the circumstances of the case. The fair market value of the property shall be the assessed valuation of the property or such other valuation as the board, on the basis of evidence presented before it, deems more appropriate to the circumstances of the case.

The town in its by-laws or the rent board by regulation may establish further standards and rules consistent with the foregoing.

SECTION 4. The provisions of chapter thirty A of the General Laws shall be applicable to the mobile home rent board, established under section two, as if said mobile home rent board were an agency of the commonwealth, including those provisions giving agencies the power to issue, vacate, modify and enforce subpoenas, as well as those provisions relating to judicial review of an agency order.

SECTION 5. The eastern Hampden division, district court department, shall have original jurisdiction, concurrently with the superior court of Hampden county, of all petitions for review

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brought pursuant to section fourteen of chapter thirty A of the General Laws.

The superior court shall have jurisdiction to enforce the provisions of this act, and any by-laws adopted thereunder, and may restrain violations thereof.

SECTION 6. The town of Ludlow may by its by-laws, regulate the evictions of tenants, and the mobile home rent board, established under section two, may issue orders which shall be a defense to an action of summary process for possession and such orders shall be reviewable pursuant to sections four and five.

SECTION 7. The personnel of the mobile home rent board established under section two shall not be subject to the provisions of section nine A of chapter thirty of the General Laws or chapter thirty-one of the General Laws.

SECTION 8. If any provision of this act or the application of such provision to any person or circumstances shall be held invalid, the validity of the remainder of this act and the application of such provision to other persons or circumstances shall not be affected thereby.

SECTION 9. This act shall take effect upon its passage.

Approved July 7, 1983.

Chap. 241. AN ACT FURTHER REGULATING MOTOR VEHICLE INSURANCE.

Whereas, The deferred operation of this act would tend to defeat its purpose, which is to immediately regulate the motor vehicle insurance in the commonwealth, therefore it is hereby declared to be an emergency law, necessary for the immediate preservation of the public convenience.

Be it enacted, etc., as follows:

SECTION 1. The first paragraph of section 183 of chapter 6 of the General Laws, as appearing in section 1 of chapter 266 of the acts of 1976, is hereby amended by striking out the last sentence and inserting in place thereof the following sentence:- The board shall formulate and administer a plan for the compiling, gathering and disseminating of information, operator records and histories, and such other data as it deems necessary or appropriate pertaining to motor vehicle accidents, claims under motor