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independent real estate appraisals of said parcel and shall offer the right to purchase said parcel for the average of the three appraisals to the organization of unit owners to purchase such parcel. In the event that the organization of unit owners chooses not to purchase such parcel, said organization may negotiate a renewal of said lease for a term of not less than sixty years.

SECTION 9. Paragraph (a) of section 9 of said chapter 183A, as so appearing, is hereby amended by adding the following sentence:– If the condominium relates to a lease which is submitted to the provisions of this chapter, the name of the condominium shall contain the word "Lease" or "Leasehold" and the deed or assignment or each unit shall indicate that the condominium relates to a lease.

SECTION 10. Section 13 of said chapter 183A, as so appearing, is hereby amended by striking out the first sentence and inserting in place thereof the following sentence:– All claims involving the common areas and facilities shall be brought against the organization of unit owners, and all attachments and executions related to such claims shall be made only against common funds or property held by the organization of unit owners and not against the common areas and facilities themselves other than the leasehold of any lease included therein.

Approved January 8, 1986.

Chapter 789. AN ACT PERMITTING THE FINANCING OF HOSPITAL FACILITIES OWNED BY CERTAIN NONPROFIT CORPORATIONS UNDER THE MASSACHUSETTS HEALTH AND EDUCATIONAL FACILITIES AUTHORITY ACT.

Be it enacted, etc., as follows:

SECTION 1. Section 3 of chapter 614 of the acts of 1968 is hereby amended by striking out paragraph (b), as appearing in section 8 of chapter 777 of the acts of 1981, and inserting in place thereof the following paragraph:–

(b) "Project", in the case of a participating institution for higher education or participating institution for the handicapped, a structure or structures suitable for use as a dormitory or other multi-unit housing facility for students, faculty, officers or employees, a dining hall, student union, administration building, academic building, library, laboratory, research facility, classroom, athletic facility, health care facility, maintenance, storage or utility facility and other structures or facilities related to any of the foregoing or required or useful for the instruction of students or the conducting of research or the operation of an institution for higher education or participating institution for the handicapped, including parking and other facilities or structures essential or convenient for the orderly conduct of such institution for higher education or participating institution for the handicapped, and shall also include landscaping, site preparation, furniture, equipment and

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machinery and other similar items necessary or convenient for the operation of a particular facility or structure in the manner for which its use is intended and shall further include any furnishings, equipment, machinery and other similar items necessary or convenient for the operation of an institution of higher education or participating institution for the handicapped, whether or not such items are related to a particular facility or structure financed under this act, but shall not include such items as books, fuel, supplies or other items the cost of which are customarily deemed to result in a current operating charge, and shall not include any facility used or to be used for sectarian instruction or as a place of religious worship nor any facility which is used or to be used primarily in connection with any part of the program of a school or department of divinity for any religious denomination; and, in the case of a participating hospital, a structure or structures suitable for use as a hospital, clinic, comprehensive gerontology facility, nursing home, or other health care facility, laboratory, laundry, nurses or interns residence or other multi-unit housing facility for staff, employees, patients or relatives of patients admitted for treatment in such hospital, or for the aged, doctors office building, administration building, research facility, maintenance, storage or utility facility and other structures or facilities related to any of the foregoing or required or useful for the operation of a hospital, including parking and other facilities or structures essential or convenient for the orderly conduct of such hospital, and shall also include landscaping, site preparation, furniture, equipment and machinery and other similar items necessary or convenient for the operation of a particular facility or structure in the manner for which its use is intended and shall further include any furnishings, equipment, machinery and other similar items necessary or convenient for the operation of a hospital, whether or not such items are related to a particular facility or structure financed under this act, but shall not include such items as fuel, supplies or other items the cost of which are customarily deemed to result in a current operating charge; and in the case of a particular cultural institution, a structure or structures suitable for its purposes, whether or not to be used to provide educational services, or research resources and shall also include supporting facilities, landscaping, site preparation, furniture, equipment, machinery and other related items and shall further include any furnishings, equipment, machinery and other similar items necessary or convenient for the operation of a cultural institution, whether or not such items are related to a particular facility or structure financed under this act, but shall not include books, works of art, or other items for display or exhibition, or items the cost of which are customarily deemed to result in a current operating charge; and "project" may include any combination of one or more of the foregoing undertaken jointly by one or more participating institutions with each other or with other parties.

SECTION 2. Section 3 of chapter 614 of the acts of 1968 is hereby amended by striking out paragraph (g), inserted by section 5 of chapter 454 of the acts of 1969, as amended by chapter 482 of the acts of 1980, and inserting in place thereof the following paragraph:—

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(g) "Hospital", a nonprofit hospital within the commonwealth licensed by the department of public health; or a nonprofit health maintenance organization within the commonwealth licensed by the commissioner of insurance; or an affiliated nonprofit corporation which is organized and operated for the benefit of, to perform one or more of the functions of, or to carry out one or more of the purposes of one or more licensed nonprofit hospitals or health maintenance organizations, including operation of a nursing home, comprehensive gerontology facility or congregate care facility.

Approved January 9, 1986.

Chapter 790. AN ACT FURTHER REGULATING CHARITABLE SOLICITATION.

Be it enacted, etc., as follows:

SECTION 1. Chapter 68 of the General Laws is hereby amended by striking out section 18 to section 33, inclusive, and inserting in place thereof the following eighteen sections:—

Section 18. When used in this section, and in sections nineteen to thirty-five, inclusive, the following terms shall have the following meanings:—

"Charitable", including but not limited to benevolent, educational, philanthropic, humane, patriotic, scientific, literary, religious, eleemosynary, health, safety or welfare-related, or in furtherance of governmental or civic objectives, and benefiting the general public or some indefinite class thereof;

"Charitable organization", any person whose purposes or actual operation are charitable in nature or one holding himself out to be a charitable organization in whole or in part, including any person who in any manner employs a charitable appeal as the basis of any solicitation or an appeal which could be reasonably interpreted to suggest that there is a charitable purpose to any such solicitation;

"Commercial co-venturer", any person who for profit or other commercial consideration, conducts, produces, promotes, underwrites, arranges or sponsors a performance, event, or sale to the public of a good or service which is advertised in conjunction with the name of any charitable organization or as benefiting to any extent any charitable purpose. Any such person who will benefit in good will only shall not be deemed a commercial co-venturer if the collection and distribution of the proceeds of the performance, event or sale are supervised and controlled by the benefiting charitable organization;

"Contributions", the promise or grant of any money, property, credit, financial assistance, sponsorship or anything of value including the payment or promise to pay in consideration of a performance, event or sale of a good or service by a charitable organization or a commercial co-venturer. Payments by members of a charitable organization for membership fees, dues, fines or assessments or for services rendered to individual members, if such fees, dues, fines or assessments confer a bona fide right, privilege, professional standing, honor or other direct