

HOUSE No. 966

By Messrs. Weinberg of Boston and Epstein of Boston, petition of Norman S. Weinberg and Arnold I. Epstein for requiring a lessor to keep certain portions of the premises occupied by his tenant in a safe condition. Mercantile Affairs.

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Sixty-Seven.

AN ACT REQUIRING A LESSOR TO KEEP HIS PORTION OF THE PREMISES
OCCUPIED BY HIM IN SAFE CONDITION.

*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 186 of the General Laws is hereby amended by
2 adding after section 16 the following section:—
3 *Section 17.* A landlord or lessor of real estate containing
4 five or more dwelling units, shall, within a reasonable time
5 after receipt of a written notice, from a tenant forwarded by
6 registered or certified mail, of an unsafe condition, not caused
7 by the tenant, his invitee or anyone occupying through or under
8 the tenant, in that portion of the premises under the control of
9 the tenant, exercise reasonable care to correct the unsafe con-
10 dition, reasonable wear and tear excepted, as described in said
11 notice. The tenant or any person rightfully on said premises
12 injured as a result of the failure to correct said unsafe con-
13 ditions shall have a right of action against the landlord or
14 lessor for damages.

