

HOUSE No. 3599

By Mr. Pacheco of Taunton, petition of Marc R. Pacheco for legislation to require relocation benefits to be provided with the purchase of certain residential property insurance. Insurance.

The Commonwealth of Massachusetts

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

AN ACT PROVIDING FOR RELOCATION INSURANCE.

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

1 Clause fifteenth A of section ninety-nine of chapter 175 of the
2 General Laws, as appearing in the 1986 Official Edition, is hereby
3 amended by striking out the first paragraph and inserting in place
4 thereof the following paragraph: —

5 Every policy which insures single or multi-unit residential
6 property against loss or damage by fire shall provide additional
7 benefits, by endorsement attached to the policy, up to a limit of
8 seven hundred and fifty dollars, without deductible, for each
9 rental unit to cover the actual costs of relocation of any tenant
10 or lawful occupant displaced by fire or by damage resulting from
11 fire. Benefits under this clause shall be paid by the insurer to the
12 tenant or lawful occupant after taking into account benefits
13 available under any other policy. The terms and conditions of such
14 clause shall be approved or prescribed by the commissioner. The
15 landlord or lessor of the property shall notify each tenant or lawful
16 occupant in writing of the benefits payable under this clause at
17 the beginning of the lease or tenancy period. A waiver of this
18 provision in any lease or other rental agreement shall be void and
19 unenforceable. The provisions of this clause shall not apply to any
20 rental unit which is owner-occupied.

HOUSE

REPORT OF THE COMMISSIONERS OF THE LAND OFFICE
IN ANSWER TO A RESOLUTION PASSED BY THE HOUSE OF COMMONS
ON THE 12TH MARCH 1875

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