

By Mrs. Canavan of Needham, petition of Ellen M. Canavan and Angelo Marotta for legislation to regulate the eviction of residents from apartments converted into condominiums or cooperatives. Housing and Urban Development.

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Eighty-Three.

AN ACT REGULATING THE EVICTION OF RESIDENTS FROM APARTMENTS
CONVERTED INTO CONDOMINIUMS OR COOPERATIVES.

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

1 Amending Chapter 183A by adding a new section 22: —

2 *Section 22.* (1) No landlord, or person acting on behalf or with
3 the consent of a landlord shall convert apartments into condomini-
4 ums or cooperatives unless: —

5 (a) The landlord has provided, by registered mail, at least 6
6 months notice if the tenant is under age 62 and one years notice if
7 the tenant is handicapped or 62 years of age or older, of the
8 proposed removal from rental housing use. (Said notification and
9 time period to begin with the date condominium conversion papers
10 are filed with the registrar of deeds); and further

11 (b) the landlord has either (1) facilitated acquisition by the
12 tenant of the housing unit occupied by the tenant by giving the
13 tenant a 90-day right of first refusal to buy the unit before it is
14 offered to other purchasers, or by providing financing assistance or
15 price concessions for the acquisition of such unit and (2) has
16 assisted the tenant in locating a comparable rental housing unit or
17 provides relocation fees in a sum not less than one months rent.

18 *Section 2.* Any person aggrieved by a failure to comply with this
19 act may enforce its provisions in a civil action for injunctive relief.

THE HOUSE OF REPRESENTATIVES

IN SENATE, FEBRUARY 1, 1901.

REPORT OF THE HOUSE OF REPRESENTATIVES
ON THE
COMMISSIONERS OF THE GENERAL LAND OFFICE
IN RESPONSE TO A RESOLUTION PASSED BY THE HOUSE
ON FEBRUARY 1, 1901.