

HOUSE No. 6281

The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES, May 18, 1983.

The committee on Commerce and Labor, to whom were referred the petition (accompanied by bill, Senate, No. 638) of James Pennuel for legislation to provide for notice of change of use of mobile home parks to tenants; the petition (accompanied by bill, House, No. 3982) of Walter A. DeFilippi and William D. Mullins that mobile home park owners shall not change the use of park land without written notice to the lessees thereof; and the petition (accompanied by bill, House, No. 3983) of Kenneth M. Lemanski, Kevin Poirier, Charles W. Mann and Michael W. Morrissey for legislation to provide for notice to tenants of change of use of mobile home parks, reports recommending that the accompanying bill (House, No. 6281) ought to pass.

For the committee,

KENNETH M. LEMANSKI.

The Commonwealth of Massachusetts

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

AN ACT REGARDING PARK DISCONTINUANCE AND RELOCATION OF RESIDENTS.

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 140 of the General Laws is hereby amended by adding
2 after Section 32L, clause (7) the following: —
3 8) A mobile park licensee shall give at least 15 days written
4 notice, delivered by certified or registered mail to each mobile
5 home park tenant, that the licensee will be appearing before a
6 governmental board, commission or body to request a permit or
7 permits for a change of use or discontinuance of the mobile park. If
8 the change of use is approved by the governmental board, commis-
9 sion or body, or if the change of use requires no local governmental
10 permit or permits, the licensee shall give the residents at least two
11 years written notice, delivered by certified or registered mail, prior
12 to the mobile park licensee's determination that a change of use or
13 discontinuance will occur. The licensee shall disclose and describe
14 in the notice the nature of the change of use or discontinuance.
15 9) The mobile home park licensee shall give each prospective
16 tenant written notice prior to the inception of tenancy that the
17 licensee is requesting a change of use before local governmental
18 bodies, or that a change of use has been granted, or that a change of
19 use which requires no governmental approval will occur, noting
20 the effective date of change of use or discontinuance.
21 10) The Attorney General shall enforce compliance with the
22 provisions of the two preceding paragraphs in accordance with
23 sections four to eight, inclusive of chapter ninety-three A. Any
24 mobile park resident shall have the right to damages as provided in
25 section nine and ten of chapter ninety-three A.