

By Mr. Joyce (by request), a petition (accompanied by bill, Senate, No. 2067) of Barbara Hopwood for legislation to further regulate condominiums. Housing and Urban Development.

The Commonwealth of Massachusetts

In the Year Two Thousand and One.

AN ACT FURTHER REGULATING CONDOMINIUMS.

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

1 SECTION 1. Chapter 183A of the General Laws is hereby  
2 amended by adding the following section:—

3 Section 23. (a) The attorney general shall establish within his  
4 office a condominium operations committee composed of three  
5 assistant attorneys general for the purpose of advising unit owners  
6 and managers of their rights and obligations, establishing and  
7 overseeing a certification program for managers, resolving dis-  
8 putes concerning the managing of a condominium and estab-  
9 lishing guidelines for condominium operations.

10 (b) A unit owner or manager may request, in writing, advice  
11 from the operations committee, and a unit owner having a griev-  
12 ance regarding the management of the condominium may file a  
13 complaint with the operations committee on a form approved by  
14 the attorney general. The committee shall investigate the matter  
15 and meet with the manager and the complainant in an effort to  
16 resolve the dispute. If the dispute cannot be resolved, the parties  
17 may agree to have the matter decided by an arbitrator of the  
18 American Arbitration Association and to abide by the decision.  
19 Costs of arbitration, including legal fees, shall be paid by the  
20 losing party or allocated by agreement between the parties.

21 (c) A manager shall apply for certification by the operations  
22 committee as qualified to act as manager of a condominium.

1 SECTION 2. A manager as defined in section 1 of  
 2 chapter 183A of the General Laws shall comply with subsec-  
 3 tion (c) of section 23 of said chapter 183A within one year of the  
 4 effective date of this act.