

By Mr. Switzler of Wellesley, petition of Benjamin Daniels relative to improvement to common areas and facilities within condominiums. Urban Affairs.

**The Commonwealth of Massachusetts**

In the Year One Thousand Nine Hundred and Eighty.

AN ACT RELATIVE TO IMPROVEMENT TO COMMON AREAS AND FACILITIES  
WITHIN 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 28 of chapter 183A, as appearing in section 1 of chapter  
2 493 of the acts of 1963, is hereby amended by striking out para-  
3 graph (b) and inserting in place thereof the following paragraph: —  
4 (b) Sixty-six and sixty-six one hundredths per cent or more of  
5 the unit owners may agree to make an improvement to the com-  
6 mon areas and facilities and assess the cost thereof to all unit  
7 owners as a common expense, but if such improvement shall cost in  
8 excess of ten per cent of the then value of the condominium, any  
9 unit owner not so agreeing may apply to the superior court of the  
10 county in which the property is located, on such notice to the  
11 organization of unit owners as the court shall direct, for an order  
12 directing the purchase of his unit by the organization of unit  
13 owners at fair market value thereof as approved by the court. The  
14 cost of any such purchase shall be a common expense.

