

SENATE No. 1615

By Mr. Sisitsky (by request), a petition (accompanied by bill, Senate, No. 1615) of Joan M. Tillotson for legislation to provide for code inspection of multiple housing units before resale of property. Urban Affairs.

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Seventy-Five.

AN ACT PROVIDING FOR CODE INSPECTION OF MULTIPLE DWELLING HOUSING UNITS BEFORE RESALE OF PROPERTY.

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. Owners of multiple dwelling housing units
2 are required to provide a certified statement from the local
3 code inspection agency or a qualified authority which is rec-
4 ognized by the local agency for that purpose, which states
5 that the dwelling units which are for sale are free of state
6 and local code violations, or which specifies the code violations
7 which exist in each unit of property for sale.

1 SECTION 2. The certified statement must be given to the
2 prospective buyer before any deposit or other financial ar-
3 rangements are made. A copy of the inspection results which
4 took place within six months of the date set for completion of
5 the sale must be reviewed by the buyer at least two weeks
6 prior to final sale if the previous code inspection certificate is
7 more than six months old. The certified statement from the
8 local code inspection agency must be made part of the official
9 sale documents for the property involved.

1 SECTION 3. A reasonable fee, charged by the inspection
2 agency which is based on the cost of this service, will be paid
3 by the present owner of the property.

By the reading the report, a petition accompanied by full Senate No. 1612 of John M. Williston for legislation to provide for such inspection of multiple housing units below results of projects. Urban Affairs.

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Seventy-Two

AN ACT PROVIDING FOR THE REGULATION OF MULTIPLE HOUSING UNITS

Enacted by the Senate and House of Representatives in Executive Court assembled, and by the authority of the same as follows:

SECTION 1. Chapter 40A, entitled "Multiple Housing Units," is amended to provide a certified statement from the local health department agency or a qualified authority which is required by the local agency for the purposes which shall be found in the existing laws which now are in force in this State and local conditions or which require the same, and which shall be in each case of property for sale.

SECTION 2. The certified statement shall be given to the prospective buyer before any deposit or other financial arrangements are made. A copy of the statement and the local health department's certificate of approval or disapproval shall also be given to the buyer at the time of the sale. If the local health department certifies that the property is suitable for sale, the certified statement from the local health department shall be a part of the contract of sale. This act shall take effect on the first day of January in the year one thousand nine hundred and seventy-two.

SECTION 3. A sum not to exceed the amount of the expenses which is now or may hereafter be incurred by the State for the purpose of carrying out the purposes of this act shall be paid out of the general fund of the State.