

SENATE No.

The Commonwealth of Massachusetts

PRESENTED BY:

Ryan C. Fattman

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act relative to 40B condominium units.

PETITION OF:

NAME:

Ryan C. Fattman

DISTRICT/ADDRESS:

Worcester and Hampden

SENATE No.

By Mr. Fattman, a petition (accompanied by bill) (subject to Joint Rule 12) of Ryan C. Fattman for legislation relative to 40B condominium units. Housing.

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Third General Court
(2023-2024)**

An Act relative to 40B condominium units.

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 7 of chapter 183A of the General Laws, as appearing in the 2020 Official Edition,
2 is hereby amended by inserting the following new paragraph:-

3 "Notwithstanding any general or special law to the contrary, all purchasers of a
4 condominium unit classified as an affordable unit pursuant to chapter 40B of the General Laws,
5 shall be responsible for paying in full any common expenses as stated in the master deed. The
6 Executive Office of Housing and Livable Communities shall develop a program to provide
7 common expense reimbursements to said purchasers of chapter 40B affordable units. No unit
8 owner in a condominium complex shall be imposed with subsidizing the common expenses of
9 any chapter 40B affordable unit."