

**HOUSE . . . . . No. 1238**

---

The Commonwealth of Massachusetts

\_\_\_\_\_  
**In the Year Two Thousand Nine**  
\_\_\_\_\_

An Act regarding unfair trade practices of condominium associations governing bodies..

*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 93A of the General Laws, as appearing in the 2004 Official  
2 Edition, is hereby amended by inserting after section 11, the following section:-

3 Section 12. A governing body, board of trustees, manager or managing agent of an  
4 organization of condominium unit owners shall be a person engaging in the conduct of trade or  
5 commerce for any action taken on behalf of an organization of condominium owners organized  
6 pursuant to chapter 183A

7 SECTION 2. Chapter 183A of the General Laws, as appearing in the 2004 Official  
8 Edition, is hereby amended by inserting after section 22, the following section:-

9 Section 23. The actions of a governing body, board of trustees, manager or managing  
10 agent of an organization of condominium unit owners taken on behalf of or for unit owners,  
11 pursuant to this chapter, shall be deemed to be practices engaged in the conduct of trade or  
12 commerce pursuant to chapter 93A.