

**HOUSE . . . . . No. 1239**

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**The Commonwealth of Massachusetts**

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**In the Year Two Thousand Nine**  
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An Act establishing an advisory commission on 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 6 of the General Laws, as appearing in the 2002 Official Edition, is  
2 hereby amended by inserting after section 213 the following section:-

3 Section 214. There shall be a condominium association commission, hereinafter called  
4 the commission which shall consist of 7 members, 3 of whom shall be condominium owners  
5 with one representative of an association with less than 100 units and 1 of whom shall be a  
6 member of the city council at large. At least 1 of the appointees shall be a real estate manager  
7 and at least one shall be a certified public accountant. There shall also be a member consisting  
8 of the attorney general or his designee. The commission shall identify issues pertaining to  
9 condominiums and shall develop recommendations for means of dealing with these issues. The  
10 commission shall receive input from the public regarding issues of concern with respect to  
11 condominiums and receive recommendations for any changes to be made in the condominium  
12 law. The issues that the commission shall consider shall also include, but not be limited to, the  
13 rights and responsibilities of the unit owners in relation to the rights and responsibilities of the  
14 association. The commission shall review, evaluate and advise the governor concerning

15 revisions and adoption of rules affecting condominiums. The commission shall also receive  
16 complaints from condominium owners and if appropriate, may make recommendations for their  
17 resolution. The members of the commission shall be appointed initially for terms of one, two,  
18 three, four, and five years respectively, as the governor may designate. Upon the expiration of  
19 the terms of a member, his or her successor shall be appointed by the governor, with the advice  
20 and consent of the council, for a term of five years. Members of the commission shall receive no  
21 compensation for their services, but shall be reimbursed for necessary travel expenses incurred in  
22 the performance of their duties. Said commission shall be provided with suitable quarters in the  
23 state house or elsewhere, and the governor shall provide secretarial, clerical and such other  
24 services as he deems necessary to carry out the purposes of this section. The commission shall  
25 file a report annually with the governor, the general court and the attorney general about its  
26 activities and recommendations if any, together with drafts of legislation necessary to carry such  
27 recommendations into effect.