

**HOUSE . . . . . No. 4012**

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**The Commonwealth of Massachusetts**

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**In the Year Two Thousand Nine**  
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An Act relative to in law apartments..

*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. Section 30 of chapter 184 of the General Laws, as appearing in the 2006  
2 Official Edition, is hereby amended by inserting after the first paragraph, the following  
3 paragraph:-

4 Notwithstanding any general or special law to the contrary, no restriction  
5 determined to be of such actual and substantial benefit may prevent a senior parent of a  
6 homeowner from occupation of said addition or alteration as long as the following stipulations  
7 occur: (a) the alteration or addition shall be one level not to exceed 1,000 square feet and may  
8 contain one bedroom, living room, kitchen, dining area, and one full bathroom; (b) the unit may  
9 only be used as senior housing and never as income property; provided, however, if the senior  
10 occupancy is no longer needed, the unit shall be converted back to a common living area by the  
11 homeowner; and (c) the unit must be altered subject to the building code of the commonwealth,  
12 and must conform to Title V regulations in order to be granted a building permit.