

HOUSE No. 4012

The Commonwealth of Massachusetts

In the Year Two Thousand Nine

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.