

SENATE No. 348

The Commonwealth of Massachusetts

PRESENTED BY:

James B. Eldridge

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 requiring notification of tenants about oil and hazardous waste material release.

PETITION OF:

NAME:

DISTRICT/ADDRESS:

James B. Eldridge

Gale D. Candaras

SENATE No. 348

By Mr. Eldridge, a petition (accompanied by bill, Senate, No. 348) of James B. Eldridge and Gale D. Candaras for legislation to require notification of tenants about oil and hazardous waste material release. Environment, Natural Resources and Agriculture.

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE SENATE, NO. 394 OF 2009-2010.]

The Commonwealth of Massachusetts

In the Year Two Thousand Eleven

An Act requiring notification of tenants about oil and hazardous waste material release.

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 7 of chapter 21E of the general laws is hereby amended by striking
2 in lines 8 and 9 the words "immediately notify the department thereof" and inserting in place
3 thereof the following:

4 immediately notify the department thereof, and in the case of any such person who is a
5 lessor, immediately notify all residential and commercial tenants of the premises thereof affected
6 or likely to be affected. The lessor shall make such disclosure to each existing tenant affected or
7 likely to be affected in writing by certified mail. The lessor shall make such disclosure in writing
8 to each prospective tenant affected or likely to be affected before entering into a lease or rental
9 agreement with the tenant. Failure to disclose this information shall constitute an unfair or

10 deceptive act or practice under the provisions of paragraph (a) of section two of chapter ninety-
11 three A. This subsection shall not apply to persons leasing a slip in a marina.