

**HOUSE . . . . . No. 1596**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

*Jeffrey Sánchez*

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*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 to prevent unnecessary vacancies in foreclosed homes.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Jeffrey Sánchez</i>	<i>15th Suffolk</i>	<i>1/18/2013</i>
<i>Denise Andrews</i>	<i>2nd Franklin</i>	<i>1/31/2013</i>
<i>Cory Atkins</i>	<i>14th Middlesex</i>	<i>1/29/2013</i>
<i>Antonio F. D. Cabral</i>	<i>13th Bristol</i>	<i>1/28/2013</i>
<i>Marcos A. Devers</i>	<i>16th Essex</i>	<i>2/1/2013</i>
<i>Gloria L. Fox</i>	<i>7th Suffolk</i>	<i>2/1/2013</i>
<i>Colleen M. Garry</i>	<i>36th Middlesex</i>	<i>1/30/2013</i>
<i>Frank A. Moran</i>	<i>17th Essex</i>	<i>1/29/2013</i>
<i>Sarah K. Peake</i>	<i>4th Barnstable</i>	<i>1/24/2013</i>
<i>David M. Rogers</i>	<i>24th Middlesex</i>	<i>1/31/2013</i>
<i>Michael F. Rush</i>	<i>Norfolk and Suffolk</i>	<i>1/18/2013</i>
<i>Daniel A. Wolf</i>	<i>Cape and Islands</i>	<i>1/29/2013</i>
<i>Kay Khan</i>	<i>11th Middlesex</i>	<i>1/29/2013</i>

**HOUSE . . . . . No. 1596**

By Mr. Sánchez of Boston, a petition (accompanied by bill, House, No. 1596) of Jeffrey Sánchez and others relative to occupants remaining in residences after the sale of foreclosed properties. The Judiciary.

[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE HOUSE, NO. 493 OF 2011-2012.]

**The Commonwealth of Massachusetts**

**In the Year Two Thousand Thirteen**

An Act to prevent unnecessary vacancies in foreclosed homes.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

1 An Act to prevent unnecessary vacancies in foreclosed homes

2 SECTION 1. Chapter 244 of the Massachusetts General Laws is hereby amended by  
3 inserting after Section 14A the following new section:-

4 Section 14B: Occupant Remaining in Possession after Sale

5 If at the time of a sale of residential real property conducted in accordance with a power  
6 in a mortgage and with Section 14 of this chapter the mortgagor continues to occupy such  
7 property in whole or in part, and if the purchaser at such sale is the mortgagee or other person  
8 exercising the power of sale or a subsidiary, parent, trustee, or agent of such mortgagee or person  
9 or if the purchaser at such sale is any other entity that engages in mortgage lending or servicing  
10 or if the purchaser at such sale is the Federal National Mortgage Association or the Federal  
11 Home Loan Mortgage Corporation or the Federal Deposit Insurance Corporation, the mortgagor,  
12 and any household members, shall be permitted to remain until binding purchase and sale  
13 agreement has been executed for a bona fide purchaser who intends to occupy the housing  
14 accommodation as such purchaser’s primary residence and who is not a foreclosing owner,  
15 where such agreement requires the housing accommodation or some portion thereof to be  
16 conveyed vacant, the foreclosure sale purchaser may initiate eviction proceedings against the

17 mortgagor pursuant to the provisions of Chapter 239 of the General Laws.in possession of the  
18 property during the time the property is owned by the purchaser, provided the mortgagor

19 (1) makes monthly rent payments to the purchaser in an amount agreed to by the  
20 mortgagor and purchaser or, in the absence of such agreement, an amount equal to the Fair  
21 Market Rent as established by the United States Department of Housing and Urban Development  
22 pursuant to 42 U.S.C. c § 1437f(o), as it exists or may be amended, for a unit of comparable size  
23 in the area in which the property is located;

24 (2) does not commit a nuisance in the property or cause substantial damage to the  
25 property or create a substantial interference with the quiet enjoyment of other occupants of the  
26 property;

27 (3) does not use or permit the property to be used for any illegal purpose; and

28 (4) does not refuse the purchaser reasonable access to the property for the purpose of  
29 making necessary repairs or improvement required by the laws of the United States, the  
30 commonwealth or any subdivision thereof, or for the purpose of inspection as permitted or  
31 required by agreement or by law or for the purpose of showing the unit to a prospective  
32 purchaser or mortgagee provided.

33 If the mortgagor remaining in possession after sale fails to comply with the conditions set  
34 forth in this section or if a binding purchase and sale agreement has been executed for a bona  
35 fide third party to purchase the property from the foreclosure sale purchaser, the foreclosure sale  
36 purchaser may initiate eviction proceedings against the mortgagor pursuant to the provisions of  
37 Chapter 239 of the General Laws.