

SENATE No. 616

The Commonwealth of Massachusetts

PRESENTED BY:

Bruce E. Tarr

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 landlord notice of unsafe conditions.

PETITION OF:

NAME:

Bruce E. Tarr
Richard J. Ross

DISTRICT/ADDRESS:

First Essex and Middlesex
Norfolk, Bristol and Middlesex

SENATE No. 616

By Mr. Tarr, a petition (accompanied by bill, Senate, No. 616) of Bruce E. Tarr and Richard J. Ross for legislation to require landlord notice of unsafe conditions. Housing.

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE SENATE, NO. 624 OF 2011-2012.]

The Commonwealth of Massachusetts

In the Year Two Thousand Thirteen

An Act requiring landlord notice of unsafe conditions.

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. The provisions of this bill shall be known as "Robert Taylor's Law".

2 SECTION 2. Chapter 186 of the General Laws, as appearing in the 2010 Official Edition,
3 is hereby amended by inserting after Section 19 the following new section:-

4 "SECTION 19A. Notice to tenants of unsafe or unsanitary conditions

5 A landlord of any real estate except an owner-occupied two- or three-family dwelling
6 shall, within 30 days of a state or local minimum housing code enforcement agency citation or
7 any notification to the landlord of conditions which have the potential to endanger or materially
8 impair the health or safety of tenants, notify all tenants [potentially affected by said violation] of
9 said non-compliance or condition; provided, that additional notification be provided for every
10 additional thirty days for which said real estate remains in non-compliance or in such condition.
11 If any real estate is not in compliance with either state or local health or building codes, no lease
12 for said real estate, nor any extension of any existing lease, shall be proffered to any prospective
13 or current tenant without accompanying notification of the property's non-compliant status. No
14 provision of notice under this section shall be waivable, either implicitly or explicitly.

15 The department of public safety and the department of public health, in consultation with
16 the department of housing and community development, shall each promulgate regulations to

17 implement this section, including the incorporation of this section in the state building code and
18 state sanitary code and the form and means of transmission of any notice required by this section.

19 Nothing in this section shall be construed to limit or eliminate any other rights held by
20 tenants or landlords pursuant to other statutes or regulations."