

**SENATE . . . . . No. 947**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

***Jennifer L. Flanagan***

*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 relative to the disposal of municipally owned vacant property..

PETITION OF:

NAME:	DISTRICT/ADDRESS:
<i>Jennifer L. Flanagan</i>	<i>Worcester and Middlesex</i>
<i>Jennifer E. Benson</i>	<i>37th Middlesex</i>
<i>Chris Walsh</i>	<i>6th Middlesex</i>
<i>Michael O. Moore</i>	<i>Second Worcester</i>
<i>Kimberly N. Ferguson</i>	<i>1st Worcester</i>
<i>Bruce E. Tarr</i>	<i>First Essex and Middlesex</i>
<i>Dennis A. Rosa</i>	<i>4th Worcester</i>

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By Ms. Flanagan, a petition (accompanied by bill, Senate, No. 947) of Jennifer L. Flanagan, Jennifer E. Benson, Chris Walsh, Michael O. Moore and other members of the General Court for legislation to dispose of municipally owned vacant property. Municipalities and Regional Government.

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[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE SENATE, NO. 1029 OF 2011-2012.]

**The Commonwealth of Massachusetts**

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**In the Year Two Thousand Thirteen**  
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An Act relative to the disposal of municipally owned vacant property..

*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. It is the purpose of this act to create an alternative process for the  
2 disposition of vacant real property owned by a municipality that chooses to accept the provisions  
3 of this act. This alternative process employs a public-private partnership to re-occupy and  
4 reinstitute lost market value in such properties, thereby revitalizing their immediate  
5 neighborhoods and the greater community as a whole, while generating greater non-tax sales  
6 revenues for the cities and towns, placing the properties back on the active tax rolls and, with  
7 their recaptured assessed value, alleviating the burden on other homeowners to subsidize their  
8 share of the property tax levy. This alternative program seeks to accomplish these goals by:-

9           taking advantage of the comprehensive real estate marketing infrastructure, including  
10 electronic listing resources, through which licensed real estate brokers and salespersons currently  
11 conduct their professional operations;

12           expanding the pool of potential purchasers in the free market, thereby increasing demand  
13 for the properties, thereby increasing the selling price and returns for the municipalities; and by

14           conveying such properties in a time-efficient and cost-effective manner to qualified  
15 purchasers with the financial resources to improve and maintain the condition of the properties.

16 SECTION 2. Chapter 30B is hereby amended by adding the following after section 16: -

17 Section 16A. Notwithstanding any general or special law, rule or regulation to the  
18 contrary, a city or town may, by majority vote of a city council in a city or majority vote of a  
19 board of selectmen in a town, establish an alternative disposition procedure under which  
20 specifically identified real properties that are vacant and owned by the municipality may be sold  
21 through the professional services of real estate brokers or salesmen licensed under section 87RR  
22 of chapter 112 of the general laws. Such procedure shall include the following:

23 a method of identifying specific properties to be sold through the alternative procedure  
24 and of determining the cost of rehabilitation; provided, however, that such properties must be  
25 free of encumbrances and the municipality holds clear title to each specific property;

26 appointment, following adoption of this act, of a municipal real estate officer, who may  
27 be an employee of the municipality, and shall have the authority to bind the municipality under  
28 contracts and agreements to which the disposition of such properties are subject, and who will  
29 serve as the liaison between the municipality, municipal officials, brokers and salespersons  
30 participating in the program, and prospective and actual purchasers in the program;

31 a qualification review and approval process for licensed real estate brokers and  
32 salespersons to participate in the program and to market specific properties in the program ;  
33 provided, that the approval process shall include review and approval by a three person panel  
34 with a representative from the municipality, a representative from the Massachusetts Association  
35 of Realtors, and a representative of a non-profit community group headquartered in the  
36 municipality; and provided, further, that the qualification process shall take into account the  
37 expertise of the applying broker in pricing, marketing, and selling properties in the municipality  
38 and experience with properties of the type in the program;

39 such of the additional procedures (i), (ii) and (iii), below, as the municipality may adopt:

40 (i) a procedure for allocating specific properties in the program in batches, with no less  
41 than 2 nor more than 6 individual properties being assigned on an exclusive basis to a specific  
42 broker or salesperson;

43 (ii) identification of specific properties in the program, if the municipality chooses, that  
44 must be sold to purchasers who will rehabilitate the property sufficiently to acquire a certificate  
45 of occupancy within 2 years as determined by the municipality;

46 (iii) a requirement and procedure for a specific property to revert back to the municipality  
47 if the property is not rehabilitated in a specific time period from the closing date unless such  
48 period is extended by the municipal real estate officer for good cause; and

49           all offers for the purchase of property not accepted within 30 days of submission to the  
50 municipal real estate officer are deemed rejected, unless such period is extended by mutual  
51 agreement between the prospective purchaser and the officer.