

HOUSE No. 1595

The Commonwealth of Massachusetts

PRESENTED BY:

Alan Silvia

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 preventing foreclosures by reducing regulations for small business property owners.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Alan Silvia</i>	<i>7th Bristol</i>	<i>1/13/2015</i>
<i>Carole A. Fiola</i>	<i>6th Bristol</i>	<i>1/21/2015</i>
<i>Paul A. Schmid, III</i>	<i>8th Bristol</i>	<i>1/30/2015</i>
<i>Joseph W. McGonagle, Jr.</i>	<i>28th Middlesex</i>	<i>9/25/2019</i>

HOUSE No. 1595

By Mr. Silvia of Fall River, a petition (accompanied by bill, House, No. 1595) of Alan Silvia and others relative to summary process for possession of land. The Judiciary.

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE HOUSE, NO. 1614 OF 2013-2014.]

The Commonwealth of Massachusetts

In the One Hundred and Eighty-Ninth General Court
(2015-2016)

An Act preventing foreclosures by reducing regulations for small business property owners.

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. Chapter 239 of the General Laws is hereby amended by striking out
2 sections 3 and 4, as appearing in the 2008 Official Edition, and inserting in place thereof the
3 following section:-

4 Section 3. Except as hereinafter provided, if the court finds that the plaintiff is entitled to
5 possession, he shall have judgment and execution for possession and costs, and, if rent is claimed
6 as provided in section two and found due, the judgment and execution shall include the amount
7 of the award. If the plaintiff becomes nonsuit or fails to prove his right to possession, the
8 defendant shall have judgment and execution for costs.

9 At least forty-eight hours prior to serving or levying upon an execution issued on a
10 judgment for the plaintiff for possession of land or tenements rented or leased for dwelling

11 purposes, the officer serving or levying upon the execution shall give the defendant written
12 notice that at a specified date and time he will serve or levy upon the execution and that at that
13 time he will physically remove the defendant and his personal possessions from the premises if
14 the defendant has not prior to that time vacated the premises voluntarily.

15 The notice shall contain (1) the signature, full name, full business address and business
16 telephone number of the officer; (2) the name of the court and the docket number of the action;
17 (3) a statement that any personal property remaining on the premises at the time the execution
18 shall be forfeit, shall be catalogued by the officer, and may be auctioned or otherwise disposed of
19 at plaintiff's direction will all profits thereof remaining with plaintiff. The notice referred to in
20 this section shall be served in the same manner as the summary process summons and complaint
21 and shall be filed in the court that issued the execution.

22 No execution for possession of premises rented or leased for dwelling purposes shall be
23 served or levied upon after five o'clock p.m. or before nine o'clock a.m., nor on a Saturday,
24 Sunday, or legal holiday.

25 If the underlying money judgment in any summary process action for nonpayment of rent
26 in premises rented or leased for dwelling purposes has been fully satisfied, together with any use
27 and occupancy accruing since the date of judgment, the plaintiff shall be barred from levying on
28 any execution for possession that has issued and shall return the execution to the court fully
29 satisfied. If no execution has issued, the plaintiff shall notify the court of the satisfaction of
30 judgment and no execution shall issue thereafter. If the underlying money judgment has been
31 fully satisfied and use and occupancy fully paid, the defendant shall be considered a lawful
32 tenant and may enforce this right through judicial process, including injunctions barring the

33 issuance of or levying upon the execution and motions to supersede or recall the execution.
34 Notwithstanding this paragraph, the plaintiff shall not be required to accept full satisfaction of
35 the money judgment. Any refusal by the plaintiff to accept full satisfaction of the money
36 judgment under this paragraph shall not be a bar to the enforcement of said judgment in any
37 lawful manner.

38 In case of appeal from the district court on either or both issues involved or on any
39 counterclaim, the appeal shall be to the appellate division under section 5.