

**HOUSE . . . . . No. 233**

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The Commonwealth of Massachusetts

PRESENTED BY:

*Aaron Michlewitz*

*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 improve fairness and uniformity in real estate transactions.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Aaron Michlewitz</i>	<i>3rd Suffolk</i>	<i>1/15/2015</i>

**HOUSE . . . . . No. 233**

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By Mr. Michlewitz of Boston, a petition (accompanied by bill, House, No. 233) of Aaron Michlewitz relative to uniformity in real estate transactions. Consumer Protection and Professional Licensure.

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The Commonwealth of Massachusetts

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

An Act to improve fairness and uniformity in real estate transactions.

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

1 Chapter 184 of the General Laws is hereby amended by adding the following section:

2 SECTION 8B. UNIFORM REPORTING OF SQUARE FOOTAGE IN RESIDENTIAL  
3 REAL ESTATE TRANSACTIONS

4 For any sale or transaction of residential or commercial real estate in the commonwealth,  
5 the gross square footage of the residential unit or units involved in the transaction shall be  
6 calculated according to the following rubric: the gross square footage of any relevant building or  
7 structure shall include the sum total of the floor areas for all floor levels, basements and sub-  
8 basements, measured from the inside walls, irrespective of the existence of interior fire resistive  
9 walls, floors, and ceilings.