

**HOUSE . . . . . No. 268**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

*Theodore C. Speliotis*

*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 promote consumer protection for residential home purchasers.

PETITION OF:

NAME:

*Theodore C. Speliotis*

DISTRICT/ADDRESS:

*13th Essex*

**HOUSE . . . . . No. 268**

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By Mr. Speliotis of Danvers, a petition (accompanied by bill, House, No. 268) of Theodore C. Speliotis for legislation to promote consumer protection for residential home purchasers. 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 promote consumer protection for residential home purchasers.

*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 112, as appearing in the 2012 Official Edition, is hereby amended  
2 by inserting, after section 87DDD½, the following new section:

3           Section 87EEE. Any action arising from a home sale shall be commenced only within  
4 three years after the date of a completed sale of a home by a real estate broker.

5           SECTION 2. Chapter 112, as appearing in the 2012 Official Edition, is hereby amended  
6 by inserting, after section 195, the following new section:

7           Section 195A. Any action arising from a home appraisal shall be commenced only  
8 within three years after the date of a completed appraisal report by a home appraiser.

9           SECTION 3. Chapter 255E, as appearing in the 2012 Official Edition, is hereby  
10 amended by inserting, at the end thereof, the following new section:

11           Section 13. Any action arising from a residential property mortgage shall be commenced  
12 only within three years after the date of a submitted and completed mortgage application to a  
13 mortgage broker.

14           SECTION 4. Section 3 of chapter 142A, as appearing in the 2012 Official Edition, is  
15 hereby amended by inserting, at the end thereof, the following new subsection:

16           (c) Any action arising from residential contracting shall be commenced only within three  
17 years after the date of completion or last work completed by the registrant.