

**HOUSE . . . . . No. 3250**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

***Michael D. Brady and Thomas P. Kennedy***

*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 regulating manufactured or mobile homes in the city of Brockton.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Michael D. Brady</i>	<i>Second Plymouth and Bristol</i>	<i>1/12/2015</i>
<i>Thomas P. Kennedy</i>	<i>Second Plymouth and Bristol</i>	<i>1/13/2015</i>
<i>Claire D. Cronin</i>	<i>11th Plymouth</i>	<i>1/12/2015</i>
<i>Michelle M. DuBois</i>	<i>10th Plymouth</i>	<i>1/29/2015</i>

**HOUSE . . . . . No. 3250**

By Representative Brady of Brockton and Senator Kennedy, a joint petition (accompanied by bill, House, No. 3250) of Michael D. Brady, Thomas P. Kennedy and others (with the approval of the mayor and city council) that the city of Brockton be authorized to create a rent board for manufactured housing in said city. Housing. [Local Approval Received.]

**The Commonwealth of Massachusetts**

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

An Act regulating manufactured or mobile homes in the city of Brockton.

*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 city of Brockton may, by ordinance, establish a rent board for the  
2 purpose of regulating rents for the use or occupancy of manufactured housing accommodations  
3 or of mobile home park accommodations within the city and for regulating units, minimum  
4 standards for use or occupancy of manufactured housing communities or mobile home park  
5 communities and eviction of tenants therefrom, and may, by such ordinance, require the  
6 registration, by owners of such communities under penalty of perjury of information relating to  
7 the manufactured housing accommodations or mobile home park accommodations. The rent  
8 board shall consist of 3 members, appointed by the mayor, subject to confirmation by the city  
9 council. Rents, standards and evictions may be regulated by the rent board so as to remove  
10 hardships or correct inequities for both the owners and tenants of manufactured housing  
11 communities or mobile home park communities. The rent board shall have all the powers  
12 necessary or convenient to perform its functions. The rent board may: make rules and

13 regulations; sue and be sued; compel the attendance of persons and the production of papers and  
14 information; and issue appropriate orders which shall be binding on both the owners and tenants  
15 of manufactured housing communities or mobile home park communities. Violations of any  
16 regulation adopted under this act or any order of the rent board shall be punishable by a fine of  
17 not more than \$1,000.

18 SECTION 2. In regulating rents for such communities, the rent board, established under  
19 section 1, may make individual or general adjustments, either upward or downward, as may be  
20 necessary to assure that rents for such communities within the city are established at levels, that  
21 yield owners a fair net operating income that will yield a return, after all reasonable operating  
22 expenses, on the fair market value of the property equal to the debt service rate generally  
23 available from the institutional first mortgage lenders or such other rates of return as the board,  
24 on the basis of evidence presented before it, deems more appropriate to the circumstances of the  
25 case. The fair market value of the property shall be the assessed valuation of the property or  
26 another valuation as the board, on the basis of evidence presented before it, deems more  
27 appropriate to the circumstances of the case. The city of Brockton in its ordinances, or the rent  
28 board by regulations, may establish further standards and rules consistent with this act.

29 SECTION 3. Review of the proceedings of the rent control board shall be conducted  
30 pursuant to section 4 of chapter 249 of the General Laws.

31 SECTION 4. The housing court shall have jurisdiction to enforce this act and any  
32 regulations adopted thereunder and may restrain violations thereof.

33           SECTION 5. The city of Brockton may regulate the eviction of tenants and the rent  
34 board, established under section 1, may issue orders which shall be a defense to actions of  
35 summary process for possession and the orders shall be reviewable under sections 3 and 4.

36           SECTION 6. The personnel, if any, of the rent board, established under section 1, shall  
37 not be subject to section 9A of chapter 30 of the General Laws or chapter 31 of the General Laws.

38           SECTION 7. This act shall take effect upon its passage.