

**SENATE . . . . . No. 696**

---

**The Commonwealth of Massachusetts**

PRESENTED BY:

***James B. Eldridge***

*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 protect condominium owners from unreasonable fees.

PETITION OF:

NAME:

DISTRICT/ADDRESS:

*James B. Eldridge*

*Middlesex and Worcester*

*Marjorie C. Decker*

*25th Middlesex*

**SENATE . . . . . No. 696**

By Mr. Eldridge, a petition (accompanied by bill, Senate, No. 696) of James B. Eldridge and Marjorie C. Decker for legislation to protect condominium owners from unreasonable fees. Housing.

**The Commonwealth of Massachusetts**

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

An Act to protect condominium owners from unreasonable fees.

*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. Section 6 of chapter 183A of the General Laws, as appearing in the 2012  
2 Official Edition, is hereby amended by inserting, in line 65, after the words “The organization of  
3 unit owners may also assess any,” the following word:- reasonable

4 SECTION 2. Section 6 of said chapter 183A , as so appearing, is hereby further amended  
5 by inserting, in line 65, before the words “attorney’s fees” the following word:- reasonable

6 SECTION 3. Section 6 of said chapter 183A, as so appearing, is hereby further amended  
7 by inserting, in line 66, before the first occurrence of the word “charges” the following word:-  
8 reasonable

9 SECTION 4. Section 6 of said chapter 183A, as so appearing, is hereby further amended  
10 by inserting, in line 66, before the words “late charges” the following word:- reasonable

11           SECTION 5. Section 6 of said chapter 183A, as so appearing, is hereby further amended  
12 by inserting, in line 66, before the word “fines” the following word:- reasonable

13           SECTION 6. Section 6 of said chapter 183A, as so appearing, is hereby further amended  
14 by inserting, in line 66, before the words “costs of collection and enforcement” the following  
15 word:- reasonable