

**SENATE . . . . . No. 723****The Commonwealth of Massachusetts**

PRESENTED BY:

***Daniel A. Wolf***

*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 further regulating condominium associations.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	
<i>Daniel A. Wolf</i>	<i>Cape and Islands</i>	<i>2/24/2015</i>
<i>Timothy R. Madden</i>	<i>Barnstable, Dukes and Nantucket</i>	
<i>Jay D. Livingstone</i>	<i>8th Suffolk</i>	
<i>Michelle M. DuBois</i>	<i>10th Plymouth</i>	
<i>Sarah K. Peake</i>	<i>4th Barnstable</i>	
<i>Daniel J. Ryan</i>	<i>2nd Suffolk</i>	
<i>Marjorie C. Decker</i>	<i>25th Middlesex</i>	
<i>Linda Dorcena Forry</i>	<i>First Suffolk</i>	
<i>John F. Keenan</i>	<i>Norfolk and Plymouth</i>	
<i>Michael D. Brady</i>	<i>Second Plymouth and Bristol</i>	
<i>Benjamin Swan</i>	<i>11th Hampden</i>	
<i>James B. Eldridge</i>	<i>Middlesex and Worcester</i>	
<i>Brian R. Mannal</i>	<i>2nd Barnstable</i>	
<i>David T. Vieira</i>	<i>3rd Barnstable</i>	
<i>Michael F. Rush</i>	<i>Norfolk and Suffolk</i>	
<i>James E. Timilty</i>	<i>Bristol and Norfolk</i>	
<i>Claire D. Cronin</i>	<i>11th Plymouth</i>	
<i>Nick Collins</i>	<i>4th Suffolk</i>	

<i>Edward F. Coppinger</i>	<i>10th Suffolk</i>	
<i>Daniel J. Hunt</i>	<i>13th Suffolk</i>	
<i>Garrett J. Bradley</i>	<i>3rd Plymouth</i>	
<i>Thomas P. Kennedy</i>	<i>Second Plymouth and Bristol</i>	
<i>John J. Lawn, Jr.</i>	<i>10th Middlesex</i>	
<i>Patricia D. Jehlen</i>	<i>Second Middlesex</i>	
<i>Paul R. Heroux</i>	<i>2nd Bristol</i>	
<i>Gloria L. Fox</i>	<i>7th Suffolk</i>	
<i>Sean Garballey</i>	<i>23rd Middlesex</i>	
<i>Bruce J. Ayers</i>	<i>1st Norfolk</i>	
<i>Timothy R. Whelan</i>	<i>1st Barnstable</i>	
<i>Randy Hunt</i>	<i>5th Barnstable</i>	
<i>Denise Provost</i>	<i>27th Middlesex</i>	
<i>Robert L. Hedlund</i>	<i>Plymouth and Norfolk</i>	<i>3/4/2015</i>
<i>William C. Galvin</i>	<i>6th Norfolk</i>	<i>3/5/2015</i>
<i>Michael J. Finn</i>	<i>6th Hampden</i>	<i>3/12/2015</i>
<i>Carlos Gonzalez</i>	<i>10th Hampden</i>	<i>3/26/2015</i>
<i>Russell E. Holmes</i>	<i>6th Suffolk</i>	<i>5/19/2015</i>

# SENATE . . . . . No. 723

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By Mr. Wolf, a petition (accompanied by bill, Senate, No. 723) of Daniel A. Wolf, Timothy R. Madden, Jay D. Livingstone, Michelle M. DuBois and other members of the General Court for legislation relative to compliance of condominium associations. Housing.

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## The Commonwealth of Massachusetts

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In the One Hundred and Eighty-Ninth General Court  
(2015-2016)  
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An Act further regulating condominium associations.

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

1            Subsection (c) of section 10 of Chapter 183A of the General Laws, as appearing in the  
2    2012 Official Edition, is hereby amended by inserting after the last paragraph the following  
3    paragraph:-

4            In an action brought by an owner or mortgagee holding a recorded first mortgage to  
5    enforce this subsection in which the organization of unit owners or their manager or management  
6    agent is found not to be compliant with this subsection, the organization of unit owners shall be  
7    responsible for all reasonable attorney fees incurred in the action.