

HOUSE No. 2493

The Commonwealth of Massachusetts

PRESENTED BY:

Bradley H. Jones, Jr.

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 relative to the disclosure of automatic fire sprinkler system information.

PETITION OF:

NAME:	DISTRICT/ADDRESS:
<i>Bradley H. Jones, Jr.</i>	<i>20th Middlesex</i>
<i>Susan Williams Gifford</i>	<i>2nd Plymouth</i>
<i>Paul K. Frost</i>	<i>7th Worcester</i>
<i>Todd M. Smola</i>	<i>1st Hampden</i>
<i>F. Jay Barrows</i>	<i>1st Bristol</i>
<i>Sheila C. Harrington</i>	<i>1st Middlesex</i>
<i>Timothy R. Whelan</i>	<i>1st Barnstable</i>
<i>Steven S. Howitt</i>	<i>4th Bristol</i>
<i>Nicholas A. Boldyga</i>	<i>3rd Hampden</i>
<i>David K. Muradian, Jr.</i>	<i>9th Worcester</i>
<i>Kimberly N. Ferguson</i>	<i>1st Worcester</i>

HOUSE No. 2493

By Mr. Jones of North Reading, a petition (accompanied by bill, House, No. 2493) of Bradley H. Jones, Jr., and others for legislation to require builders to provide information on automatic fire sprinkler systems to buyers of new construction. Public Safety and Homeland Security.

The Commonwealth of Massachusetts

**In the One Hundred and Ninetieth General Court
(2017-2018)**

An Act relative to the disclosure of automatic fire sprinkler system information.

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 148 of the General Laws, as appearing in the 2014 Official Edition
2 is hereby amended by inserting after Section 26I, the following new section:

3 SECTION 26J: (a) At the time of or prior to agreeing to final pricing for construction of
4 a new dwelling with a buyer, a builder shall provide the buyer with a copy of written materials
5 prepared and promulgated by the Department of Fire Services which detail the benefits an
6 automatic fire sprinkler system. At the same time, a builder shall provide written materials
7 including the costs associated with the installation and maintenance of an automatic fire sprinkler
8 system. The buyer shall acknowledge receipt of the written materials in writing. Upon request of
9 the buyer, the builder shall, at the buyer's expense, install an automatic fire sprinkler system or
10 other requested fire suppression system.

11 (b) Upon a finding that any person has willfully violated this subchapter, the person shall
12 pay for the first offense a civil penalty not less than \$75 , and for each subsequent offense, a civil

13 penalty not less than \$150. For purposes of this section, a willful violation occurs when the
14 person committing the violation knew or should have known that the conduct was of the nature
15 prohibited by this subchapter.