

**SENATE . . . . . No. 348**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

***Patricia D. Jehlen***

*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 small house nursing homes.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	
<i>Patricia D. Jehlen</i>	<i>Second Middlesex</i>	
<i>James B. Eldridge</i>	<i>Middlesex and Worcester</i>	<i>2/2/2017</i>
<i>Kenneth I. Gordon</i>	<i>21st Middlesex</i>	<i>2/2/2017</i>
<i>Sal N. DiDomenico</i>	<i>Middlesex and Suffolk</i>	<i>2/3/2017</i>
<i>Joan B. Lovely</i>	<i>Second Essex</i>	<i>2/3/2017</i>
<i>Sean Garballey</i>	<i>23rd Middlesex</i>	<i>2/3/2017</i>

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By Ms. Jehlen, a petition (accompanied by bill, Senate, No. 348) of Patricia D. Jehlen, James B. Eldridge, Kenneth I. Gordon, Sal N. DiDomenico and other members of the General Court for legislation relative to regulations for small house nursing homes. Elder Affairs.

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**The Commonwealth of Massachusetts**

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**In the One Hundred and Ninetieth General Court  
(2017-2018)**  
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An Act relative to small house nursing homes.

*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 72 of chapter 111 of the General Laws is hereby amended by inserting  
2 the following:-

3           The Department shall establish regulations for the operation of small house nursing  
4 homes, herein defined as one or more units of a nursing home designed and modeled as a private  
5 home including residential kitchen and living area. Newly constructed small houses shall house  
6 no more than fourteen individuals per unit, in resident rooms that accommodate not more than  
7 two residents per room, which are shared only at the request of a resident to accommodate a  
8 spouse, partner, family member or friend. All resident rooms shall contain a full private and  
9 accessible bathroom.

10           Regulations for small houses shall, to the extent practicable, prohibit the use of  
11 institutional features, including but not limited to nursing stations, medication carts, room

12 numbers, and wall-mounted licenses or certificates that could appropriately be access through  
13 other means.

14 Regulations for construction and physical plant standards should be based on the smaller  
15 size and limited number of residents served in small houses in comparison with traditional  
16 nursing facility units. In addition to development of construction and physical plant standards  
17 that support small houses, regulations shall support a staffing model in small houses that allow  
18 for a universal worker approach to resident care that is organized to support and empower all  
19 staff to respond to the needs and desires of residents including cooking and meal prep, and  
20 provides for consistent staff in each small house.

21 Section 2. The Executive Office of Health and Human Services is hereby directed to  
22 develop an add-on to rates of payment for nursing facilities that develop small house nursing  
23 homes and meet criteria established by EOHHS.