

HOUSE No. 4297

The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES, January 21, 2020.

The committee on Consumer Protection and Professional Licensure to whom were referred the petition (accompanied by bill, Senate, No. 99) of Joseph A. Boncore for legislation relative to home inspections, and the petition (accompanied by bill, House, No. 308) of Aaron Michlewitz relative to the inspection of certain piping during home inspections and home energy audits reports recommending that the accompanying bill (House, No. 4297) ought to pass.

For the committee,

TACKEY CHAN.

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**In the One Hundred and Ninety-First General Court
(2019-2020)**

An Act relative to the proper bonding and grounding of CSST.

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 97A of Chapter 13 of the General Laws, as appearing in the 2018
2 Official Edition, is hereby amended by striking out section 97A, and inserting in place thereof
3 the following section:-

4 Section 97A. (a) The board of registration of home inspectors, in consultation with the
5 state board of building regulations and standards, the executive office of energy and
6 environmental affairs and the energy efficiency advisory council, shall develop requirements and
7 adopt regulations to require documents to be provided to a buyer of a single-family residential
8 dwelling or a multiple-family residential dwelling with less than 5 dwelling units, or a
9 condominium unit at the time of closing, outlining the procedures and benefits of a home energy
10 audit; provided however, that no additional fees shall be imposed or collected in connection with
11 the provision of such documents.

12 (b) A home inspector shall describe the presence of any shade of yellow corrugated
13 stainless steel tubing (CSST) flexible gas piping observed during an inspection in which the

14 inspector is not required to identify concealed conditions, components not readily accessible, or
15 any other item excepted from inspection under this section. If any shade of yellow CSST flexible
16 gas piping is observed, the home inspector shall notify the buyer, in writing, as follows:
17 “Manufacturers believe the product is safer if properly bonded and grounded as required by the
18 manufacturer’s installation instructions. Proper bonding and grounding of the product can only
19 be determined by a licensed electrical contractor.”

20 (c) As used in this section, the following words shall, unless the context clearly requires
21 otherwise, have the following meanings:

22 “Bonding”, means connecting metallic systems to establish electrical continuity and
23 conductivity.

24 “Corrugated Stainless Steel Tubing (CSST)”, means a flexible, stainless steel pipe used to
25 supply natural gas and propane in residential, commercial and industrial structures.

26 “Grounding”, means connecting to the ground or to a conductive body that extends to
27 ground connection.