

HOUSE No. 1170

The Commonwealth of Massachusetts

PRESENTED BY:

Alice Hanlon Peisch

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 real estate disclosure forms.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Alice Hanlon Peisch</i>	<i>14th Norfolk</i>	<i>2/16/2021</i>
<i>Nika C. Elugardo</i>	<i>15th Suffolk</i>	<i>9/8/2021</i>

HOUSE No. 1170

By Ms. Peisch of Wellesley, a petition (accompanied by bill, House, No. 1170) of Alice Hanlon Peisch that the Attorney General promulgate regulations to create a standard disclosure form for residential real estate sales. Financial Services.

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Second General Court
(2021-2022)**

An Act relative to real estate disclosure forms.

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

1 Chapter 93 of the General Laws, as appearing in the 2018 Official Edition, is hereby
2 amended after section 114 by adding the following section:-

3 SECTION 115.

4 (a) The office of the attorney general shall promulgate regulations to create a standard
5 disclosure form for real estate sales.

6 (b) Such a form shall disclose all relevant and material information known to a real estate
7 broker or real estate salesman as defined in section 87PP of chapter 112 of the General Laws, or
8 a seller, about the property to be sold, and shall include information on, but not limited to:

9 (1) the roof, foundation, and other structural components,

10 (2) appliances,

- 11 (3) electrical, water, sewer, heating, and other mechanical systems,
- 12 (4) trees and natural hazards (earthquakes, flooding, hurricanes),
- 13 (5) environmental hazards, such as lead, asbestos, mold, radon, or contamination by use
- 14 as a meth lab, and
- 15 (6) zoning.