

HOUSE No. 4057

The Commonwealth of Massachusetts

PRESENTED BY:

Mike Connolly

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 facilitating local approval of condominium conversion ordinances.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Mike Connolly</i>	<i>26th Middlesex</i>	<i>2/19/2021</i>
<i>Nika C. Elugardo</i>	<i>15th Suffolk</i>	<i>2/26/2021</i>

HOUSE No. 4057

By Mr. Connolly of Cambridge, a petition (accompanied by bill, House, No. 4057) of Mike Connolly and Nika C. Elugardo relative to local approval of condominium conversion ordinances. Municipalities and Regional Government.

The Commonwealth of Massachusetts

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

An Act facilitating local approval of condominium conversion ordinances.

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

1 Notwithstanding chapter 40P of the General Laws or any other general or special law to
2 the contrary, a municipality, by majority vote of its legislative body, may enact an ordinance or
3 by-law to regulate the conversion of housing accommodations in the municipality to the
4 condominium or cooperative form of ownership and the regulation of rent and the eviction of
5 tenants' incident to the conversion or sale of condominiums. Said ordinance or by-law may
6 include, but is not limited to: (i) provisions for investigations into and hearings on condominium
7 conversions or proposed conversions; (ii) a permit process; (iii) tenant notification requirements;
8 (iv) relocation costs for tenants and other measures to protect tenants; (v) control of evictions;
9 (vi) penalties for violation of the ordinance or by-law; and (vii) exemptions from the provisions
10 of this subsection. The ordinance or by-law may establish a condominium review board or vest
11 administrative duties in an existing municipal board, commission or office. The review board
12 may exercise such powers as it is given by ordinance or by-law.

13 A municipality that adopted an ordinance or by-law for the regulation of the conversion
14 of housing accommodations to the condominium or cooperative forms of ownership and
15 evictions related thereto pursuant to the authority conferred upon the municipality by general law
16 or special act prior to the effective date of this section may continue to exercise such authority.
17 This section shall not be construed to restrict the authority of said municipality to amend or
18 repeal any ordinance or by-law in accordance with the provisions of said general law or special
19 act.

20 A municipality may, by majority vote of its legislative body, accept this section in the
21 manner provided in section 4 of chapter 4 and a municipality that has accepted this section may,
22 in like manner, revoke its acceptance.