

**HOUSE . . . . . No. 4913**

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**The Commonwealth of Massachusetts**

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PRESENTED BY:

***Sally P. Kerans and Joan B. Lovely***

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*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 inspection and certification of modular homes.

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PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Sally P. Kerans</i>	<i>13th Essex</i>	<i>6/2/2022</i>
<i>Joan B. Lovely</i>	<i>Second Essex</i>	<i>6/7/2022</i>

**HOUSE . . . . . No. 4913**

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By Representative Kerans of Danvers and Senator Lovely, a joint petition (subject to Joint Rule 12) of Sally P. Kerans and Joan B. Lovely relative to the inspection and certification of modular homes. Consumer Protection and Professional Licensure.

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**The Commonwealth of Massachusetts**

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

An Act relative to the inspection and certification of modular 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. Chapter 143 of the General Laws is hereby amended by adding the  
2 following new section:-

3           Section xx. (a) For the purposes of this section, the following words shall, unless the  
4 context clearly requires otherwise, have the following meanings:

5           “Modular home”, a single or multiple, single family residential manufactured building.

6           “Modular Homes Dealer”, any individual, organization or firm engaged in the retail  
7 selling, or offering for sale, brokering, or distribution of modular homes, primarily to a person  
8 who in good faith, purchases or leases such home for purposes other than resale. Such individual,  
9 organization or firm shall be registered with the board of building regulations and standards in  
10 accordance with policies established therefore.

11 (b) Any modular home or components thereof which arrives for installation to the  
12 purchaser's property from the manufacturer with a pre-affixed label indicating "inspected" or  
13 "approved" or otherwise certified by the manufacturer to be of sound construction and  
14 conforming to all requirements of the Massachusetts State Building Code shall have been  
15 inspected by a qualified building inspection professional who has been licensed in the  
16 commonwealth through the division of occupational licensure, having completed all the  
17 requirements of said license in the commonwealth, whether employed or retained by the  
18 manufacturer or by a third-party inspection agency licensed to operate in the commonwealth.

19 (c) All such products shall arrive for installation with the name and Massachusetts license  
20 number of the inspector retained by or employed by the manufacturer or third-party inspection  
21 agency and who approved said product clearly written on the certificate of inspection and shall  
22 be clearly visible to the purchaser of the product and to the local building inspector, as defined in  
23 section 3.

24 (d) Photographs shall be taken of all plumbing and electrical work during the  
25 manufacturing process in the factory showing that the home is built to Massachusetts building  
26 code and is acceptable to the local building inspector. These photographs shall be made available  
27 for inspection prior to the issuance of a certificate of occupancy by the local building inspector.

28 (e) If a certificate of occupancy is not granted after 30 days, the modular home shall be  
29 considered property of the modular homes dealer for tax assessment purposes.