

SENATE No. 162

The Commonwealth of Massachusetts

PRESENTED BY:

Joseph A. Boncore

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 home inspections.

PETITION OF:

NAME:

Joseph A. Boncore

DISTRICT/ADDRESS:

First Suffolk and Middlesex

SENATE No. 162

By Mr. Boncore, a petition (accompanied by bill, Senate, No. 162) of Joseph A. Boncore for legislation relative to home inspections. Consumer Protection and Professional Licensure.

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE SENATE, NO. 99 OF 2019-2020.]

The Commonwealth of Massachusetts

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

An Act relative to home inspections.

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 97A of Chapter 13 is hereby amended by striking out Section 97A, as so
2 appearing in the 2016 Official Edition, and inserting in place thereof the following section:-

3 Section 97A.

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

11 (b) The Home Inspector shall describe the presence of any shade of yellow corrugated
12 stainless steel tubing (CSST) flexible gas piping observed during an inspection in which the
13 inspector is not required to identify concealed conditions, components not readily accessible, or
14 any other item excepted from inspection pursuant to this Act. If any shade of yellow CSST
15 flexible gas piping is observed, the home inspector shall notify the buyer, in writing, as follows:
16 “Manufacturers believe the product is safer if properly bonded and grounded as required by the
17 manufacturer’s installation instructions. Proper bonding and grounding of the product can only
18 be determined by a licensed electrical contractor.”

19 (c) “Bonding”, as used in this section, means connecting metallic systems to establish
20 electrical continuity and conductivity. “Corrugated Stainless Steel Tubing (CSST)”, as used in
21 this section, means a flexible, stainless steel pipe used to supply natural gas and propane in
22 residential, commercial and industrial structures. “Grounding”, as used in this section, means
23 connecting to the ground or to a conductive body that extends to ground connection.