

SENATE No. 2503

The Commonwealth of Massachusetts

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

SENATE, July 29, 2021.

The committee on Senate Ways and Means to whom was referred the Senate Bill authorizing the city of Fall River Housing Authority to convey a certain parcel of land to Southcoast Hospital Group, Inc (Senate, No. 1358), - reports, recommending that the same ought to pass with an amendment substituting a new draft with the same title ([Amendment Bill Number (Verbose)]).

For the committee,
Michael J. Rodrigues

SENATE No. 2503

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

An Act authorizing the city of Fall River Housing Authority to convey a certain parcel of land to Southcoast Hospital Group, Inc.

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. (a) Notwithstanding any general or special law to the contrary, but subject
2 to paragraphs (a), (b) and (g) of section 16 of chapter 30B of the General Laws, the Fall River
3 Housing Authority may convey a certain parcel of land, with a building thereon, located at 229
4 Highland avenue in the city of Fall River, shown as parcel M-23-0005 on the city’s assessors’
5 map and being the same parcel recorded in the Fall River district of the Bristol county registry of
6 deeds in book 1596, page 230, to Southcoast Hospitals Group, Inc.; provided, however, that the
7 parcel upon conveyance shall be restricted to hospital-related uses.

8 (b) As consideration for the conveyance, Southcoast Hospitals Group, Inc. shall: (i)
9 convey a replacement property of equal or greater value located in city of Fall River to the Fall
10 River Housing Authority or its designee; provided, however, that any such conveyance shall be
11 approved by the department of housing and community development, the department of mental
12 health and the Fall River Housing Authority; provided further, that, notwithstanding any general
13 or special law to the contrary, but subject to paragraphs (a), (b) and (g) of section 16 of chapter

14 30B of the General Laws, any replacement property conveyed pursuant to this clause shall be
15 conveyed to the Fall River Housing Authority and shall be suitable for inclusion in the housing
16 program established under chapter 689 of the acts of 1974 at a comparable level of service as
17 previously provided at 229 Highland avenue, as determined by the department of mental health;
18 or (ii) pay to the Fall River Housing Authority an amount equal to the fair market value of 229
19 Highland avenue as established by the appraisal required under section 2; provided, however,
20 that the net proceeds paid by Southcoast Hospitals Group, Inc. to the Fall River Housing
21 Authority pursuant to this clause shall be used solely to acquire a replacement property for use in
22 the housing program under said chapter 689.

23 SECTION 2. Prior to the conveyances authorized in section 1, an independent appraisal
24 to determine the fair market value of the parcel identified in subsection (a) and any replacement
25 property under subsection (b) of said section 1, shall be prepared in accordance with the usual
26 and customary professional appraisal practices by a qualified appraiser commissioned by the Fall
27 River Housing Authority.

28 SECTION 3. Southcoast Hospitals Group, Inc. shall be responsible for all costs and
29 expenses incurred by the Fall River Housing Authority related to the conveyances authorized in
30 section 1, including, but not limited to, costs of any appraisals, recording fees and deed
31 preparation.