

HOUSE No. 3722

The Commonwealth of Massachusetts

PRESENTED BY:

Manny Cruz

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 a condominium conversion ordinance in the city of Salem.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Manny Cruz</i>	<i>7th Essex</i>	<i>2/22/2023</i>
<i>Joan B. Lovely</i>	<i>Second Essex</i>	<i>2/22/2023</i>
<i>Shirley B. Arriaga</i>	<i>8th Hampden</i>	<i>12/5/2023</i>

HOUSE No. 3722

By Representative Cruz of Salem, a petition (accompanied by bill, House, No. 3722) of Manny Cruz and Joan B. Lovely (with the approval of the mayor and city council) relative to a condominium conversion ordinance in the city of Salem. Housing. [Local Approval Received.]

The Commonwealth of Massachusetts

In the One Hundred and Ninety-Third General Court
(2023-2024)

An Act relative to a condominium conversion ordinance in the city of Salem.

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. Notwithstanding the provisions of any general or special law to the
2 contrary, the City of Salem City Council by majority vote may enact an ordinance to regulate the
3 conversion of housing accommodations in the municipality to the condominium or cooperative
4 form or ownership in buildings containing two or more residential units.

5 SECTION 2. Such ordinance may include, but is not limited to: (i) provisions for
6 investigations and hearings on condominium conversions or proposed conversions; (ii) a permit
7 process; (iii) tenant notification requirements; (iv) relocation costs for tenants and other measures
8 to protect tenants; (v) control of evictions; (vi) penalties for violation of the ordinance; and (vii)
9 afford tenants and the City or the City’s Designee the right to purchase the residential property in
10 which the tenant(s) reside(s) when the residential property is being offered for sale.

11 SECTION 3. The ordinance may establish a condominium review board or vest
12 administrative duties in an existing municipal board, commission, or office. The review board
13 may exercise such powers as it is given by the ordinance.

14 SECTION 4. This act shall take effect upon its passage.