HOUSE DOCKET, NO. 1015 FILED ON: 1/17/2023

HOUSE . . . . . No. 635

The Commonwealth of Massachusetts

PRESENTED BY:

Kay Khan

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 disclosing continuing care retirement community entrance fees.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
Kay Khan	*11th Middlesex*	*1/17/2023*
Natalie M. Higgins	*4th Worcester*	*3/14/2023*
Joan B. Lovely	*Second Essex*	*4/12/2023*
Brian W. Murray	*10th Worcester*	*6/25/2023*
Rebecca L. Rausch	*Norfolk, Worcester and Middlesex*	*7/7/2023*

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HOUSE . . . . . No. 635

By Representative Khan of Newton, a petition (accompanied by bill, House, No. 635) of Kay Khan relative to contracts for continuing care retirement communities. Elder Affairs.

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE HOUSE, NO. *746* OF 2021-2022.]

The Commonwealth of Massachusetts

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

An Act relative to disclosing continuing care retirement community entrance fees.

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

SECTION 1. Section 76 of chapter 93 of the General Laws is hereby amended by adding, after paragraph (c)(8), the following new paragraph:-

(9) In addition to the requirements otherwise set forth herein, the provider shall give every prospective resident a separate document captioned "Disclosure of Entrance Fee Refund" that clearly states (a) the amount of the entrance fee to be refunded to the resident under the provider's contract, pursuant to paragraph (4) hereof; and (b) the terms, conditions and explanation of the process by which the provider shall make such refund to the resident when the resident leaves the facility or dies. The resident shall sign this statement prior to paying the full entrance fee to the provider. This requirement shall not apply to any fee paid to get on a waiting list for a continuing care retirement community.