

HOUSE No.

The Commonwealth of Massachusetts

PRESENTED BY:

Alice Hanlon Peisch

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 real estate disclosure forms.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Alice Hanlon Peisch</i>	<i>14th Norfolk</i>	<i>1/1/2025</i>

HOUSE No.

[Pin Slip]

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE HOUSE, NO. 1113 OF 2023-2024.]

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Fourth General Court
(2025-2026)**

An Act relative to real estate disclosure forms.

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 93 of the General Laws, as appearing in the 2022 Official Edition,
2 is hereby amended after section 114 by adding the following section:-

3 Section 115. The office of the attorney general shall promulgate regulations to create a
4 standard disclosure form for real estate sales. Such a form shall disclose all relevant and material
5 information known to a real estate broker or real estate salesman as defined in section 87PP of
6 chapter 112 of the General Laws, or a seller, about the property to be sold, and shall include
7 information on, but not limited to: (i) the roof, foundation, and other structural components; (ii)
8 appliances; (iii) electrical, water, sewer, heating, and other mechanical systems; (iv) trees and
9 natural hazards (earthquakes, flooding, hurricanes); (v) environmental hazards, such as lead,
10 asbestos, mold, radon, or contamination by use as a meth lab; and (vi) zoning.