

**SENATE . . . . . No. 985**

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**The Commonwealth of Massachusetts**

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PRESENTED BY:

***Ryan C. Fattman***

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*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 40B condominium units.

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PETITION OF:

NAME:

*Ryan C. Fattman*

DISTRICT/ADDRESS:

*Worcester and Hampden*

**SENATE . . . . . No. 985**

By Mr. Fattman, a petition (accompanied by bill, Senate, No. 985) of Ryan C. Fattman for legislation to develop an expense reimbursement program relative to 40B condominium units. Housing.

**The Commonwealth of Massachusetts**

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

An Act relative to 40B condominium units.

*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 7 of chapter 183A of the General Laws, as appearing in the 2022 Official Edition,  
2 is hereby amended by inserting the following new paragraph:-

3 "Notwithstanding any general or special law to the contrary, all purchasers of a  
4 condominium unit classified as an affordable unit pursuant to chapter 40B of the General Laws,  
5 shall be responsible for paying in full any common expenses as stated in the master deed. The  
6 Executive Office of Housing and Livable Communities shall develop a program to provide  
7 common expense reimbursements to said purchasers of chapter 40B affordable units. No unit  
8 owner in a condominium complex shall be imposed with subsidizing the common expenses of  
9 any chapter 40B affordable unit."