

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

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**The Commonwealth of Massachusetts**

PRESENTED BY:

*Joan B. Lovely*

*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:

*Joan B. Lovely*

DISTRICT/ADDRESS:

*Second Essex*

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

[Pin Slip]

[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE SENATE, NO. 386 OF 2023-2024.]

**The Commonwealth of Massachusetts**

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

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:*

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

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