

HOUSE No. 3890

The Commonwealth of Massachusetts

PRESENTED BY:

Jennifer M. Callahan

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 passage of the accompanying bill:

An Act relative to the prevention of foreclosed property blight.

PETITION OF:

NAME:	DISTRICT/ADDRESS:
Jennifer M. Callahan	18th Worcester
William Lantigua	16th Essex

The Commonwealth of Massachusetts

In the Year Two Thousand and Nine

AN ACT RELATIVE TO THE PREVENTION OF FORECLOSED PROPERTY BLIGHT.

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 167E of the General Laws is hereby amended by adding the following section:-
- 2 Section 17. Banks and financial institutions that foreclose on properties shall ensure the proper upkeep
- 3 and maintenance of such properties. Failure to maintain a property includes but is not limited to,
- 4 permitting excessive foliage growth that diminishes the value of surrounding properties, failure to
- 5 winterize a property, failing to take action to prevent trespassers or squatters from remaining on the
- 6 property, failing to take action to prevent mosquito larva from growing in standing water, or failing to
- 7 remove rubbish that may attract vermin. Cities and towns shall have the option to impose civil fines of up
- 8 to \$1,000 per day per violation for failure to maintain the property. Cities and towns that choose to
- 9 impose fines and penalties pursuant to the bill to give notice of the claimed violation, including a
- 10 description of conditions giving rise to the claim of violation, give the legal owner an opportunity to
- 11 remedy the violation at least 14 days prior to imposing fines and penalties and allow the legal owner an
- 12 opportunity to contest any fines and penalties imposed.