

**HOUSE . . . . . No. 121**

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The Commonwealth of Massachusetts

PRESENTED BY:

*Theodore C. Speliotis*

*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 providing information to real estate buyers..

PETITION OF:

NAME:

*Theodore C. Speliotis*

DISTRICT/ADDRESS:

*13th Essex*

**HOUSE . . . . . No. 121**

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By Mr. Speliotis of Danvers, a petition (accompanied by bill, House, No. 121) of Theodore C. Speliotis relative to providing information to real estate buyers. Consumer Protection and Professional Licensure.

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[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE HOUSE, NO. 310 OF 2009-2010.]

The Commonwealth of Massachusetts

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In the Year Two Thousand Eleven  
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An Act providing information to real estate buyers..

*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 184 of the General Laws is hereby amended by inserting after  
2 section 17D the following new section:

3 Section 17E (a) Neither the transferor nor any listing or selling agent shall be liable for  
4 any error, inaccuracy, or omission of any information delivered pursuant to this section if the  
5 error, inaccuracy, or omission was not within the personal knowledge of the transferor or the  
6 listing or selling agent, and was based on information timely provided by public agencies or by  
7 other persons providing information as specified in subsection (c) that is required to be disclosed  
8 pursuant to this section, and ordinary care was exercised in obtaining and transmitting the  
9 information.

10 (b) The delivery of any information required to be disclosed by this section to a  
11 prospective transferee by a public agency or other person providing information required to be  
12 disclosed pursuant to this section shall be deemed to comply with the requirements of this  
13 section and shall relieve the transferor or any listing or selling agent of any further duty under  
14 this section with respect to that item of information.

15 (c) The delivery of a report or opinion prepared by an environmental reporting expert  
16 dealing with matters within the scope of the professional's expertise shall be sufficient  
17 compliance for application of the exemption provided by subsection (a) if the information is  
18 provided to the prospective transferee pursuant to a request therefore, whether written or oral. In  
19 responding to that request, an expert may indicate, in writing, an understanding that the  
20 information provided will be used in fulfilling the requirements of this section and, if so, shall  
21 indicate the required disclosures, or parts thereof, to which the information being furnished is  
22 applicable. Where that statement is furnished, the expert shall not be responsible for any items  
23 of information, or parts thereof, other than those expressly set forth in the statement.

24 In responding to the request, the expert shall determine whether the property is located  
25 within a one-half mile radius of any of the following environmental hazard sites:

26 (A) A Leaking Underground Storage Tank, as listed on the database of the Massachusetts  
27 Department of Environmental Protection.

28 (B) A Leaking Aboveground Tank, as listed on the database of the Massachusetts  
29 Department of Environmental Protection.

30 (C) A Landfill, as listed on the database of the Massachusetts Department of  
31 Environmental Protection.

32 (D) An EPA Final Superfund Site (NPL), as listed on the database of the United States  
33 Environmental Protection Agency.

34 (E) An EPA Proposed Superfund Site (CERCLIS), as listed on the database of the United  
35 States Environmental Protection Agency.

36 (F) A Hazardous Waste Treatment, Storage and Disposal Site (RCRA Info), as listed on  
37 the database of the United States Environmental Protection Agency.

38 (G) A State Hazardous Waste Site (SHWS), as listed on the database of the  
39 Massachusetts Department of Environmental Protection.

40 (H) An Emergency Response Notification System (ERNS) site, as listed on the database  
41 of the National Response Center, United States Coast Guard.

42 (I) A Center for Disease Control Environmental Health Assessment, as listed on the  
43 database of the Center for Disease Control.

44 (J) An Active Department of Defense site, as listed on the database of the United States  
45 Department of Defense.

46 (K) A Former Department of Defense Site, as listed on the database of the United States  
47 Department of Defense.

48 (L) An Historic Commercial or Industrial site that whose past activities were likely to  
49 have caused significant contamination.

50 (4) If the property is within a one-half mile radius of any of the sites listed in paragraph  
51 (3), the report shall contain the following notice:

52           “NOTICE OF ENVIRONMENTAL HAZARD SITE

53           This property is presently located within a one-half mile radius of an environmental  
54 hazard site. For that reason, you may wish to investigate the information about the site further  
55 by contacting the agency responsible for the maintenance and cleanup of this site, consider what  
56 factors, if any, are associated with the property’s proximity to an environmental hazard site, and  
57 determine whether the information you receive is acceptable to you before you purchase.”