

Committee on Public Health
Bill Summary

Bill No. H4023
Title: *An Act relative to mold inspection standards*
Sponsor: Representative Bruce J. Ayers
Committee: Public Health
Hearing Date: September 10, 2025
Similar Matters: None
Prior History: New File
Reporting Deadline: November 9, 2025

Current Law:

- **M.G.L. Chapter 111** pertains to public health.

Summary:

This bill would require the Department of Public Health to conduct annual inspections for the presence of excess moisture or mold in residences. If DPH is notified by a city or town board of health that excess moisture or mold is present in a residence, the department may issue a written notice to the owner of the residence requiring them to clean the premises or comply with local board of health regulations regarding excess moisture and mold.

This bill amends M.G.L. Chapter 111 by inserting a new section: Section 127Q.

Subsection (a) defines “excess moisture” and “residence”.

Subsection (b) states that every owner of a residence has the duty to maintain all buildings and structural elements of the residence are free of excess moisture or mold.

Subsection (c) paragraph (1) directs the Department of Public Health (DPH) to annually inspect residences for the existence of excess moisture or mold. During these inspections, DPH is required to investigate potential sources of excess moisture or mold, including but not limited to, the following:

- plumbing leaks;
- structural defects that allow moisture to enter;
- improperly maintained mechanical or natural ventilation; and,
- improperly maintained heating, air conditioning or ventilation ductwork.

Subsection (c) paragraph (2) allows boards of health to adopt rules and regulations to conduct inspections for excess moisture of mold in their city or town in alignment with paragraph (1).

Subsection (d) states that DPH can inspect residences for excess moisture or mold if it receives notification and there is reasonable evidence of such conditions. Boards of health in cities or towns are required to notify DPH of residences with excess moisture or mold.

Subsection (e) states that DPH may issue a written order to the owner of a residence with excess moisture or mold requiring them to clean the premises or comply with regulations set by the board of health.

Subsection (f) requires owners of a residence to pay for services required to mitigate excess moisture or mold located in the residence.

Subsection (g) gives the equal jurisdiction to enforce provisions of this section to the superior court, housing court and district court.

Subsection (h) states that DPH must establish rules and regulations to implement this section.