

**Joint Committee on Financial Services
The 194th General Court of the Commonwealth of Massachusetts**

2025-2026

Bill Summary

Bill No: H1283

Title: AN ACT RELATIVE TO REAL ESTATE DISCLOSURE FORMS

Sponsor: Representative Alice Hanlon Peisch

Hearing Date: 9/15/25

Reporting Date: 11/14/25

Similar Matters:

Prior History:

H1081(2019-2020) Study

H1170 (2021-2022) Study

H1113 (2023-2024) Study

Current Law:

M.G.L. Chapter 93 governs the regulation of trade and certain enterprises. The Attorney General has the authority to investigate persons that may be participating in unfair or deceptive acts or practices in the conduct of any trade or commerce.

Summary:

The Attorney General would create a standard disclosure form for residential real estate sales.

The disclosure would include all relevant and material information known to a real estate broker or real estate salesman about the property to be sold, and will include information on, but is not limited to:

- The roof, foundation, and other structural components;
- Appliances;
- Electrical, water, sewer, heating, and other mechanical systems
- Trees and natural hazards (earthquakes, flooding, hurricanes);
- Environmental hazards, such as lead, asbestos, mold, radon, or contamination by use as a meth lab; and zoning