HOUSE DOCKET, NO. 1724 FILED ON: 1/17/2013

HOUSE . . . . . No. 292

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 passage of the accompanying:

An Act to promote consumer protection for residential home purchasers.

PETITION OF:

NAME:	DISTRICT/ADDRESS:
Theodore C. Speliotis	*13th Essex*

HOUSE DOCKET, NO. 1724 FILED ON: 1/17/2013

HOUSE . . . . . No. 292

By Mr. Speliotis of Danvers, a petition (accompanied by bill, House, No. 292) of Theodore C. Speliotis for legislation to promote consumer protection for residential home purchasers. Consumer Protection and Professional Licensure.

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE
HOUSE
, NO. *120* OF 2011-2012.]

The Commonwealth of Massachusetts

An Act to promote consumer protection for residential home purchasers.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. Chapter 112, as appearing in the 2010 Official Edition, is hereby amended by inserting, after section 87DDD½, the following new section:

Section 87EEE. Any action arising from a home sale shall be commenced only within three years after the date of a completed sale of a home by a real estate broker.

SECTION 2. Chapter 112, as appearing in the 2010 Official Edition, is hereby amended by inserting, after section 195, the following new section:

Section 195A. Any action arising from a home appraisal shall be commenced only within three years after the date of a completed appraisal report by a home appraiser.

SECTION 3. Chapter 255E, as appearing in the 2010 Official Edition, is hereby amended by inserting, at the end thereof, the following new section:

Section 13. Any action arising from a residential property mortgage shall be commenced only within three years after the date of a submitted and completed mortgage application to a mortgage broker.

SECTION 4. Section 3 of chapter 142A, as appearing in the 2010 Official Edition, is hereby amended by inserting, at the end thereof, the following new subsection:

16 (c) Any action arising from residential contracting shall be commenced only within three
17 years after the date of completion or last work completed by the registrant.