HOUSE DOCKET, NO. 1362 FILED ON: 1/20/2011

HOUSE . . . . . No. 3297

The Commonwealth of Massachusetts

PRESENTED BY:

Jeffrey Sánchez

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 relative to condominium sanitary code enforcement.

PETITION OF:

NAME:	DISTRICT/ADDRESS:
Jeffrey Sánchez	*15th Suffolk*

HOUSE DOCKET, NO. 1362 FILED ON: 1/20/2011

HOUSE . . . . . No. 3297

By Mr. Sánchez of Boston, a petition (accompanied by bill, House, No. 3297) of Jeffrey Sánchez relative to violations of the sanitary code involving condominiums. Public Health.

The Commonwealth of Massachusetts

An Act relative to condominium sanitary code enforcement.

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. Section 127C of chapter 111 of the general laws, as appearing in the 2008 Official Edition, is hereby amended by inserting after the word "tenant" in lines 5 and15 , the following words:- organization of unit owners under chapter 183A.

SECTION 2. Section 127I of said chapter 111, as so appearing, is hereby amended by inserting after the word "owner", in line 11, the following words:- mortgagee or any other authorized person who exercises any right of entry, action or breach of condition pursuant to chapter 244

SECTION 3. Chapter 183A of the General Laws, as appearing in the 2008 Official Edition, is hereby amended by adding the following section:-

Section 23. Any mortgagee or any other authorized person, who exercises any right of entry, action or breach of condition pursuant to chapter 244, shall maintain a condominium unit in accordance with the state sanitary code. If the condition of any such condominium unit is in violation of the standards of fitness for human habitation established under the sanitary code, as provided by section 127A of chapter 111, or in violation of any board of health standards, the organization of unit owners may institute an action under section 127C or 127I of chapter 111. Any unpaid judgment pursuant to such action shall result in a lien enforceable under section 5 and 5A of chapter 254.