HOUSE DOCKET, NO. FILED ON: 1/12/2009

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

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The Commonwealth of Massachusetts

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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 bill:

An Act to promote consumer protection for residential home purchasers.

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

PETITION OF:

|  |  |
| --- | --- |
| Name: | District/Address: |
| Theodore C. Speliotis | 13th Essex |

[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE HOUSE, NO. 322 OF 2007-2008.]

The Commonwealth of Massachusetts

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**In the Year Two Thousand and Nine**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

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 2002 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 2002 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 2002 Official Edition, is hereby amended by inserting, at the end thereof, the following new section:

Section 11. 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 2002 Official Edition, is hereby amended by inserting, at the end thereof, the following new subsection:

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