

HOUSE No.

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 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:

1 SECTION 1. Chapter 112, as appearing in the 2002 Official Edition, is hereby amended by inserting, after section
2 87DDD½, the following new section:

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

5 SECTION 2. Chapter 112, as appearing in the 2002 Official Edition, is hereby amended by inserting, after section
6 195, the following new section:

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

9 SECTION 3. Chapter 255E, as appearing in the 2002 Official Edition, is hereby amended by inserting, at the end
10 thereof, the following new section:

11 Section 11. Any action arising from a residential property mortgage shall be commenced only within
12 three years after the date of a submitted and completed mortgage application to a mortgage broker.

13 SECTION 4. Section 3 of chapter 142A, as appearing in the 2002 Official Edition, is hereby amended by inserting, at
14 the end thereof, the following new subsection:

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