

SENATE No.

The Commonwealth of Massachusetts

PRESENTED BY:

Eldridge, James - Rep. (HOU)

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 Requiring the Notification of Tenants about Oil and Hazardous Waste Material Release

PETITION OF:

NAME:

Eldridge, James - Rep. (HOU)

DISTRICT/ADDRESS:

Middlesex and Worcester

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE SENATE, NO. S00539 OF 2007-2008.]

The Commonwealth of Massachusetts

In the Year Two Thousand and Nine

**AN ACT REQUIRING NOTIFICATION OF TENANTS ABOUT OIL AND HAZARDOUS WASTE
MATERIAL RELEASE.**

*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.

2 Section 7 of chapter 21E of the general laws is hereby amended by striking in lines 8 and 9 the words
3 “immediately notify the department thereof” and inserting in place thereof the following:

4 (a) immediately notify the department thereof, and

5 (b) in the case of any such person who is a lessor, immediately notify all residential and
6 commercial tenants of the premises thereof affected or likely to be affected. The lessor
7 shall make such disclosure to each existing tenant affected or likely to be affected in writing
8 by certified mail. The lessor shall make such disclosure in writing to each prospective tenant
9 affected or likely to be affected before entering into a lease or rental agreement with the
10 tenant. Failure to disclose this information shall constitute an unfair or deceptive act or

11 practice under the provisions of paragraph (a) of section two of chapter ninety-three A. This
12 subsection shall not apply to persons leasing a slip in a marina.

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