

**HOUSE . . . . . No. 00120**

---

The Commonwealth of Massachusetts

\_\_\_\_\_  
PRESENTED BY:

*Theodore C. Spiliotis*

\_\_\_\_\_

*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. Spiliotis*

.....  
*13th Essex*

.....  
*Joyce A. Spiliotis*

.....  
*12th Essex*

# HOUSE . . . . . No. 00120

By Mr. Theodore C. Speliotis of Danvers, petition (accompanied by bill, House, No. 00120) of Joyce A. Spiliotis and Theodore C. Speliotis for legislation to promote consumer protection for residential home purchasers. Joint Committee on Consumer Protection and Professional Licensure.

[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE  
□ HOUSE  
□ , NO. 309 OF 2009-2010.]

## The Commonwealth of Massachusetts

\_\_\_\_\_  
**In the Year Two Thousand Eleven**  
\_\_\_\_\_

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  
2 inserting, after section 87DDD½, the following new section:

3 Section 87EEE. Any action arising from a home sale shall be commenced only within three  
4 years after the 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  
6 inserting, after section 195, the following new section:

7 Section 195A. Any action arising from a home appraisal shall be commenced only within three  
8 years after 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  
10 inserting, at the end thereof, the following new section:

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

14 SECTION 4. Section 3 of chapter 142A, as appearing in the 2002 Official Edition, is hereby  
15 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 years  
17 after the date of completion or last work completed by the registrant.