

**HOUSE . . . . . No. 1565**

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The Commonwealth of Massachusetts

PRESENTED BY:

*Dennis A. Rosa*

*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 adoption of the accompanying bill:

An Act relative to transfer on death real estate registration.

PETITION OF:

NAME:	DISTRICT/ADDRESS:
<i>Dennis A. Rosa</i>	<i>4th Worcester</i>
<i>Brian M. Ashe</i>	<i>2nd Hampden</i>
<i>Leah Cole</i>	<i>12th Essex</i>
<i>Stephen L. DiNatale</i>	<i>3rd Worcester</i>

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By Mr. Rosa of Leominster, a petition (accompanied by bill, House, No. 1565) of Dennis A. Rosa and others for legislation to authorize owners of interests in real property to execute and record a transfer on death deed to such property. The Judiciary.

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[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE HOUSE, NO. 1583 OF 2013-2014.]

The Commonwealth of Massachusetts

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**In the One Hundred and Eighty-Ninth General Court  
(2015-2016)**  
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An Act relative to transfer on death real estate registration.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

1           Notwithstanding any General or special law, or rule or regulation to the contrary, owners  
2 of interests in real property in the commonwealth shall be allowed to execute and record a  
3 transfer on death deed to such real property. The deed shall identify the beneficiary or  
4 beneficiaries who shall succeed to the ownership of the property at the time of the owner’s death;  
5 provided, however, that the beneficiaries shall have no interest in the property, and the owner  
6 shall retain full power to transfer or encumber said property or to revoke the transfer on death  
7 deed at any time during his life.