

HOUSE No. 3880

The Commonwealth of Massachusetts

PRESENTED BY:

David Henry Argosky LeBoeuf

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 problem properties and absentee landlords.

PETITION OF:

NAME:	DISTRICT/ADDRESS:
<i>David Henry Argosky LeBoeuf</i>	<i>17th Worcester</i>
<i>Michelle L. Ciccolo</i>	<i>15th Middlesex</i>
<i>Marcos A. Devers</i>	<i>16th Essex</i>
<i>RoseLee Vincent</i>	<i>16th Suffolk</i>
<i>Bud L. Williams</i>	<i>11th Hampden</i>
<i>Maria Duaine Robinson</i>	<i>6th Middlesex</i>
<i>Daniel M. Donahue</i>	<i>16th Worcester</i>
<i>John Barrett, III</i>	<i>1st Berkshire</i>
<i>Brian M. Ashe</i>	<i>2nd Hampden</i>
<i>Lindsay N. Sabadosa</i>	<i>1st Hampshire</i>

HOUSE No. 3880

By Mr. LeBoeuf of Worcester, a petition (accompanied by bill, House, No. 3880) of David Henry Argosky LeBoeuf and others for legislation to establish a registry of properties and property owners with multiple violations of health and safety codes. Housing.

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-First General Court
(2019-2020)**

An Act relative to problem properties and absentee landlords.

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 23B of the General Laws is hereby amended by adding the
2 following section:-

3 Section 31. (a) The department shall establish a registry of properties and property
4 owners with multiple violations of health and safety codes that have not been resolved, as
5 determined by the city or town. The property violation registry shall also include property
6 owners who are found by a court to have violated chapter 93A, 151B, 186 or 186A in relation to
7 a landlord-tenant agreement or relationship.

8 The department shall levy a fine on each property on the department’s property violation
9 registry in an amount equal to 20 per cent of the property tax due to the city or town annually.
10 The department shall transfer the full amount of the fine to the city or town within 30 days of
11 collection. The city or town shall expend said funds for park purposes, street light improvements
12 and facility improvements of schools located within a 2 mile radius of the subject property.

13 (b) The department shall establish a transfer fee for properties listed on the property
14 violation registry in amount equal to \$500. The transfer fee shall be due to the department prior
15 to the transfer of any property listed on the property violation registry. The register of deeds for
16 the county in which the real property is located shall not record or register a deed that evidences
17 a transfer of property listed on the department's property violation registry, unless the deed is
18 accompanied by a certificate issued by the department. The department shall transfer the full
19 amount of the fee to the city or town within 30 days of collection.

20 SECTION 2. Section 6 of chapter 62 of the General Laws, as most recently amended by
21 section 14 of chapter 228 of the acts of 2018, is hereby further amended by adding the following
22 subsection:-

23 (w) A credit shall be allowed against the tax liability imposed by this chapter for the
24 purchase of a property listed on the property violation registry by the department of housing and
25 community development pursuant to section 31 of chapter 23B by a person who occupies the
26 property as their primary residence in an amount equal to 20 per cent of the fair market value of
27 the property.