

**HOUSE . . . . . No. 4167**

---

**The Commonwealth of Massachusetts**

PRESENTED BY:

***David F. DeCoste***

*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 adequate condominium reserve funds.

PETITION OF:

NAME:	DISTRICT/ADDRESS:
<i>David F. DeCoste</i>	<i>5th Plymouth</i>
<i>Brian M. Ashe</i>	<i>2nd Hampden</i>
<i>William L. Crocker, Jr.</i>	<i>2nd Barnstable</i>
<i>James B. Eldridge</i>	<i>Middlesex and Worcester</i>
<i>Carmine L. Gentile</i>	<i>13th Middlesex</i>
<i>Carlos González</i>	<i>10th Hampden</i>
<i>Steven S. Howitt</i>	<i>4th Bristol</i>
<i>John F. Keenan</i>	<i>Norfolk and Plymouth</i>
<i>Mathew Muratore</i>	<i>1st Plymouth</i>
<i>Shaunna L. O'Connell</i>	<i>3rd Bristol</i>
<i>Alan Silvia</i>	<i>7th Bristol</i>
<i>Chris Walsh</i>	<i>6th Middlesex</i>
<i>Timothy R. Whelan</i>	<i>1st Barnstable</i>

**HOUSE . . . . . No. 4167**

---

By Mr. DeCoste of Norwell, a petition (subject to Joint Rule 12) of David F. DeCoste and others relative to the reserve funds of condominiums. Housing.

---

**The Commonwealth of Massachusetts**

\_\_\_\_\_  
**In the One Hundred and Ninetieth General Court  
(2017-2018)**  
\_\_\_\_\_

An Act relative to adequate condominium reserve funds.

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

1            Subsection (i) of section 10 of chapter 183A of the General Laws, as appearing in the  
2            2016 Official Edition, is hereby amended by adding the following two sentences:- As used in this  
3            section, the term “adequate replacement reserve fund” shall mean a reserve fund requirement as  
4            defined by the periodic accomplishment of a reserve fund study by a certified engineering firm.  
5            The organization of unit owners shall develop appropriate funding plans to meet the needs  
6            outlined in such study.