

**SENATE . . . . . No. 621**

The Commonwealth of Massachusetts

PRESENTED BY:

*Daniel A. Wolf*

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 relative to compliance of condominium associations.

PETITION OF:

| NAME:                          | DISTRICT/ADDRESS:                      |
|--------------------------------|--|
| <i>Daniel A. Wolf</i>          | <i>Cape and Islands</i>                |
| <i>John Hart, Jr.</i>          | <i>First Suffolk</i>                   |
| <i>Michael F. Rush</i>         | <i>Norfolk and Suffolk</i>             |
| <i>Michael D. Brady</i>        | <i>9th Plymouth</i>                    |
| <i>Sean Garballey</i>          | <i>23rd Middlesex</i>                  |
| <i>Martin J. Walsh</i>         | <i>13th Suffolk</i>                    |
| <i>Cleon H. Turner</i>         | <i>1st Barnstable</i>                  |
| <i>Linda Dorcena Forry</i>     | <i>12th Suffolk</i>                    |
| <i>Brian R. Mannal</i>         | <i>2nd Barnstable</i>                  |
| <i>Timothy R. Madden</i>       | <i>Barnstable, Dukes and Nantucket</i> |
| <i>Nick Collins</i>            | <i>4th Suffolk</i>                     |
| <i>William N. Brownsberger</i> | <i>Second Suffolk and Middlesex</i>    |
| <i>Carlo Basile</i>            | <i>1st Suffolk</i>                     |
| <i>Sarah K. Peake</i>          | <i>4th Barnstable</i>                  |
| <i>Robert L. Hedlund</i>       | <i>Plymouth and Norfolk</i>            |
| <i>Claire D. Cronin</i>        | <i>11th Plymouth</i>                   |
| <i>Randy Hunt</i>              | <i>5th Barnstable</i>                  |
| <i>Edward F. Copping</i>       | <i>10th Suffolk</i>                    |

*Thomas P. Kennedy*  
*David T. Vieira*

*Second Plymouth and Bristol*  
*3rd Barnstable*

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By Mr. Wolf, a petition (accompanied by bill, Senate, No. 621) of Daniel A. Wolf, John Hart, Jr., Michael F. Rush, Michael D. Brady and other members of the General Court for legislation relative to compliance of condominium associations. Housing.

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The Commonwealth of Massachusetts

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**In the Year Two Thousand Thirteen**  
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An Act relative to compliance of condominium associations.

*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. Subsection (c) of section 10 of Chapter 183A of the General Laws, as  
2 appearing in the 2010 Official Edition, is hereby amended by inserting after the last paragraph  
3 the following paragraph:-

4           In an action brought by an owner or mortgagee holding a recorded first mortgage to  
5 enforce this subsection in which the organization of unit owners or their manager or management  
6 agent is found not to be compliant with this subsection, the organization of unit owners shall be  
7 responsible for all reasonable attorney fees incurred in the action.