

**SENATE . . . . . No. 999**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

*Adam Gomez*

*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 vacant receivership property.**

PETITION OF:

NAME:	DISTRICT/ADDRESS:	
<i>Adam Gomez</i>	<i>Hampden</i>	
<i>Joanne M. Comerford</i>	<i>Hampshire, Franklin and Worcester</i>	<i>1/25/2023</i>
<i>John F. Keenan</i>	<i>Norfolk and Plymouth</i>	<i>2/9/2023</i>
<i>Sal N. DiDomenico</i>	<i>Middlesex and Suffolk</i>	<i>2/9/2023</i>
<i>Michael O. Moore</i>	<i>Second Worcester</i>	<i>2/15/2023</i>
<i>James B. Eldridge</i>	<i>Middlesex and Worcester</i>	<i>2/21/2023</i>

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By Mr. Gomez, a petition (accompanied by bill, Senate, No. 999) of Adam Gomez, Joanne M. Comerford, John F. Keenan, Sal N. DiDomenico and other members of the Senate for legislation relative to vacant receivership property. The Judiciary.

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**The Commonwealth of Massachusetts**

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**In the One Hundred and Ninety-Third General Court  
(2023-2024)**  
\_\_\_\_\_

An Act relative to vacant receivership property.

*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 127I of Chapter 111 of the General Laws, as appearing in the 2020 Official  
2 Edition, is hereby amended by adding the following at the end thereof:-

3           Following appointment of a receiver for a vacant residential property, the court, upon  
4 motion by the receiver with notice to the owner, mortgagee, and all interested parties, may allow  
5 for the sale of the property to a nonprofit entity for fair market value in its then current condition.  
6 Any such sale shall be conditioned upon the court finding that the nonprofit entity will correct all  
7 outstanding state sanitary code violations and rehabilitate the property for affordable sale to a  
8 first-time homebuyer from a household whose income is not more than 120 per cent of median  
9 income as determined by the federal Department of Housing and Urban Development, and  
10 further that the nonprofit has the expertise and resources necessary to do so. Any such motion  
11 filed by the receiver under this section shall not be heard by the court for at least thirty days  
12 following the filing date, during which period the owner, mortgagee, and any other interest

13 parties may join a motion for leave to correct all state sanitary code violations at the property.  
14 Upon finding that the owner, mortgagee, or other interested party has the intention and ability to  
15 correct the code violations, the court shall stay hearing on the receiver's motion for a reasonable  
16 period of time to allow the owner, mortgagee, or other interested party to do so.