

**HOUSE . . . . . No. 1322**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

*Theodore C. Speliotis*

*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 modular home construction.

PETITION OF:

NAME:

DISTRICT/ADDRESS:

*Theodore C. Speliotis*

*13th Essex*

*James J. O'Day*

*14th Worcester*

**HOUSE . . . . . No. 1322**

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By Mr. Speliotis of Danvers, a petition (accompanied by bill, House, No. 1322) of Theodore C. Speliotis and James J. O'Day relative to modular home construction. Housing.

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**The Commonwealth of Massachusetts**

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

An Act relative to modular home construction.

*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 143 of the General Laws, as appearing in the 2016 Official Edition,  
2 is hereby amended by adding at the end of section 3A the following:

3 “The local enforcement agency shall be charged with the inspections and primary  
4 enforcement of the Massachusetts building regulations and standards for modular homes in their  
5 respective municipality.”

6 SECTION 2. Chapter 143 of the General Laws, as appearing in the 2016 Official Edition,  
7 is hereby amended by adding after section 9 the following new section:-

8 Section 9A

9 (A) For the purposes of this section the following terms shall be defined as:

10 Box: a section of a modular home transported to the parcel to be set as part of a larger  
11 structure

12           Local enforcement agency: A department or agency in a municipality charged with the  
13 enforcement of state building codes and regulations

14           Modular Home: a single or multiple, single family residential manufactured building

15           Modular Homes Dealer: Any individual, organization or firm engaged in the retail  
16 selling, or offering for sale, brokering, or distribution of modular homes, primarily to a person  
17 who in good faith, purchases or leases such home for purposes other than resale. Such individual,  
18 organization or firm shall be registered with the Board of Building Regulations and Standards in  
19 accordance with policies established therefore

20           (B)    Each box shall have a label affixed in a conspicuous location stating the modular  
21 home is in compliance with all Massachusetts state building codes

22           (C)    Photographs shall be taken of all plumbing and electrical work during the  
23 manufacturing process showing that the box is built to Massachusetts code and acceptable to the  
24 local enforcement authority. These photographs shall be displayed in the home and made  
25 available for inspection prior to the issuance of a certificate of occupancy by the local  
26 enforcement agency.

27           (D)    If a certificate of occupancy is not granted after 30 days, the modular home shall  
28 be considered property of the modular homes dealer for tax assessment purposes.

29           (E)    The Board of Building Regulations and Standards shall promulgate regulations  
30 pursuant to this section

31           SECTION 3. Section 96 of Chapter 143 of the General Laws, as appearing in the 2016  
32 Official Edition, is hereby amended in line 3 by adding after the word "construction," the  
33 following words: "modular homes,".: