

SENATE No. 368

The Commonwealth of Massachusetts

PRESENTED BY:

James B. Eldridge

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 emergency lighting in senior housing.

PETITION OF:

NAME:

James B. Eldridge

DISTRICT/ADDRESS:

Middlesex and Worcester

SENATE No. 368

By Mr. Eldridge, a petition (accompanied by bill, Senate, No. 368) of James B. Eldridge for legislation relative to emergency lighting in senior housing. Elder Affairs.

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE SENATE, NO. 402 OF 2021-2022.]

The Commonwealth of Massachusetts

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

An Act relative to emergency lighting in senior housing.

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. Section 72 of Chapter 111 of the Massachusetts General Laws, as so
2 appearing in the 2016 Official Edition, is hereby amended by inserting the following section:-

3 Section 72CC – senior housing facilities; lighting

4 (a) All senior housing facilities financed or subsidized by state or federal housing
5 programs shall provide an emergency lighting system for residents’ rooms to supply emergency
6 lighting for a period of at least one and one half hours. The emergency lighting unit may be hard-
7 wired or plug in. The building’s managing authority shall maintain the emergency lighting unit
8 in proper working order and shall inspect it at least annually.

9 (b) The department of public health shall make such rules and regulations as may be
10 necessary to carry out the provisions of this section, and shall set standards of lighting for senior
11 housing facilities.

12 (c) The department or its agents and the board of health and its agents of the city or town
13 where the senior housing is located may inspect such facility at any time to ascertain that
14 functioning power outage lights are present in every unit and notify building management of the
15 lack thereof.

16 SECTION 2. Section 72 of said chapter, as so appearing, is further amended by inserting
17 the following section:-

18 Section 72DD – senior housing facilities; notice of violations; plan of correction;
19 penalties; enforcement

20 (a) The department shall, after every inspection by its agent, give the managing authority
21 of the inspected facility notice in writing of every violation of the applicable rules and
22 regulations of the department found upon said inspection.

23 (b) The managing authority of the premises shall repair or replace non-functioning
24 emergency lights within sixty days.

25 (c) The department may modify any nonconforming plan upon notice in writing to the
26 licensee. Failure to remedy or correct a cited violation by the date specified in a written notice or
27 failure to remedy or correct a cited violation by the date specified in a plan for correction as
28 accepted or modified by the department, as the case may be, shall be cause for civil fine as may
29 be imposed upon the licensee after complaint.

30 SECTION 3. The provisions of this act shall become effective 90 days from the passage
31 of this act.