

**SENATE . . . . . No. 615**

---

The Commonwealth of Massachusetts

PRESENTED BY:

***Stanley C. Rosenberg, (BY REQUEST)***

*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 clarifying the collection of condominium fees.

PETITION OF:

NAME:

*Michael J. Serduck*

DISTRICT/ADDRESS:

*22 Lessey St, 419*

*Amherst, MA 01002*

**SENATE . . . . . No. 615**

---

By Mr. Rosenberg (by request), a petition (accompanied by bill, Senate, No. 615) of Michael J. Serduck for legislation to clarify the collection of condominium fees. Housing.

---

[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE  
□ SENATE  
□ , NO. 617 OF 2011-2012.]

**The Commonwealth of Massachusetts**

\_\_\_\_\_  
**In the Year Two Thousand Thirteen**  
\_\_\_\_\_

An Act clarifying the collection of condominium fees.

*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: The second paragraph of subsection (c) of section 6 of chapter 183A of the  
2 General Laws as so appearing in the 2008 official edition is hereby amended by inserting after  
3 the third sentences the following sentence:-

4 Provided that any time any unit owner, or if there are more than one unit owners, at least  
5 one unit owner, is subject to an automatic stay issued by an United States Bankruptcy Court, or  
6 any time any unit owner, or if there are more than one unit owners, at lease one unit owner, is on  
7 active duty with the Untied Stated military, the six month period in the prior sentence shall be  
8 stayed and once the unit owner is no longer subject to said automatic stay or is no longer on  
9 active duty, the six months shall commence again and the six months priority period in the prior  
10 sentence shall include (in addition to said six months) the aforesaid periods of stay, provided  
11 further that once an action is filed to enforce a lien under this section all subsequent  
12 condominium fees entitled to priority under the prior sentence shall, also, be entitled to priority.