

Table of Contents

CHAPTER 28. REAL ESTATE: OWNERSHIP

A. INTRODUCTION

§ 28:2 Implied warranty of habitability

B. PRE-SALE DISCLOSURES BY SELLER

(1) IN GENERAL

§ 28:3 Condition of property—Under common law

§ 28:6 Lead paint—Federal law

§ 28:10 Septic systems

(2) INTERSTATE LAND SALES FULL DISCLOSURE ACT

§ 28:12 Background and purpose

C. CONTRACT DOCUMENTS

§ 28:31 Offer form—Generally

D. FINANCING AND CLOSING PROCEDURES

(1) APPLICATION FOR MORTGAGE LOAN

§ 28:39 Licensing and regulation of mortgage brokers and nonbank mortgage lenders

§ 28:46 Limited purpose mortgage loans—Special disclosure requirements

§ 28:48 Denial of mortgage—Reasons

(2) FEDERAL REAL ESTATE SETTLEMENT PROCEDURES ACT (RESPA)

§ 28:51 Background and purpose

(3) ATTORNEY'S CERTIFICATION OF TITLE

§ 28:74 Liability of attorney

(4) PAYMENT ISSUES

§ 28:84 Rights of mortgagor of residential property—Cure of default

E. HOME IMPROVEMENT CONTRACTORS

(2) REGULATION OF CONTRACTORS

§ 28:89 Prohibited acts by contractor—Generally

(3) HOMEOWNER PROTECTIONS

§ 28:95 Available remedies—Private arbitration

§ 28:96 Available remedies—Residential contractor's guaranty fund

CHAPTER 29. REAL ESTATE: RENTAL

A. INTRODUCTION

§ 29:2 Sources of law

B. RENTAL AGREEMENT

§ 29:4 Types of tenancies

§ 29:8 Illegal provisions—Landlord's access to rented premises

C. SECURITY DEPOSITS

§ 29:11 Maximum amount

§ 29:17 Return of security deposit

D. RENT AND OTHER CHARGES

§ 29:27 Payment of utility bills

§ 29:28 Termination of tenancy for nonpayment of rent

E. CONDITION OF RENTED PREMISES

(1) LANDLORD'S OBLIGATIONS

§ 29:30 Generally

§ 29:32 State Sanitary Code

§ 29:36 Covenant of quiet enjoyment—What constitutes breach of covenant

(2) LEAD PAINT POISONING PREVENTION

§ 29:48 Massachusetts law—Administrative enforcement

F. MANUFACTURED HOUSING

§ 29:61 Generally—Unfair or deceptive acts or practices

§ 29:64 Occupancy terms and conditions—Fees and charges

§ 29:66 Occupancy terms and conditions—Other matters

§ 29:67 Community owner's rules—Generally

§ 29:68 Community owner's rules—Approval process

§ 29:76 Discontinuance of community

§ 29:77 Sale or lease of community

TABLE OF CONTENTS

**CHAPTER 30. MISCELLANEOUS
PRODUCTS OR SERVICES**

A-1. VIDEO PRIVACY PROTECTION ACT

§ 30:9.50 Disclosure of personally identifiable information *[New]*

**A-2. PERSONALLY IDENTIFIABLE HEALTH
INFORMATION *[New]***

§ 30:9.75 Data breach: Personally identifiable health information
[New]

**A-3. SAFEGUARDING CONSUMER'S INTERNET
BROWSING ACTIVITY *[New]***

§ 30:9.85 Sharing of consumer's internet browsing activity *[New]*

§ 30:9.90 Children's online privacy protection rule *[New]*

B. CHARITABLE FUNDS SOLICITATION

§ 30:10 Generally

G. OTHER MATTERS AFFECTING CONSUMERS

§ 30:65 Check cashing—Check-cashing businesses

H. HOME CARE WORKERS

§ 30:83 Generally

§ 30:84 Information collected by Executive Office of Aging and
Independence *[Retitled]*

Table of Laws and Rules

Table of Cases

Index