**Chapter 150 of the Acts of 2024:**

**AN ACT RELATIVE TO THE AFFORDABLE HOMES ACT**

…

SECTION 45. Chapter 143 of the General Laws is hereby amended by adding the following section:-

Section 101. The executive office of housing and livable communities shall promulgate regulations to ensure that no seller of a residential structure or a residential condominium unit, or an agent thereof, shall:

(i) condition the acceptance of an offer to purchase on the prospective purchaser's agreement to waive, limit, restrict or otherwise forego any prospective purchaser's right to have the structure or unit inspected, except when the sale of the structure or unit is to occur at an auction conducted by an auctioneer licensed under chapter 100; or

(ii) accept an offer to purchase from a prospective purchaser, or an agent thereof who, in advance of the seller's acceptance of an offer, informs the seller, either directly or indirectly, that the prospective purchaser intends to waive, in whole or in part, the prospective purchaser's right to inspection; provided, however, that the seller may accept such an offer without violating this section if the prospective purchaser is:

(A) the spouse, sibling, child, parent, grandparent, grandchild, great-grandchild or great-grandparent of the seller; or

(B) the former spouse of the seller and the sale of the structure or unit is being made pursuant to a judgment or order under chapter 208; provided further, that other limited exceptions may be provided for by regulation.

SECTION 136. The executive office of housing and livable communities shall promulgate guidance or regulations pursuant to subsection (h) of section 32 of chapter 23B of the General Laws and section 101 of chapter 143 of the General Laws not later than December 15, 2024. *(Note this date was extended to June 15, 2025)*