



# Neighborhood Renewal Division

## Bay State Public Health Training Hub

Presented by: Krystle Carvalho, AAG

April 15, 2026



# Attorney General Andrea Joy Campbell



Attorney General Andrea Joy Campbell is the chief lawyer and law enforcement officer of the Commonwealth of Massachusetts.



# Legal Disclaimer

This brief synopsis is provided for introductory, informational purposes only. It is not legal advice and should not be construed as an attempt to provide a legal opinion about any of the matters discussed herein.



# NRD Mission

**Property in Violation  
of State Sanitary Code**



**Safe Habitable Home**

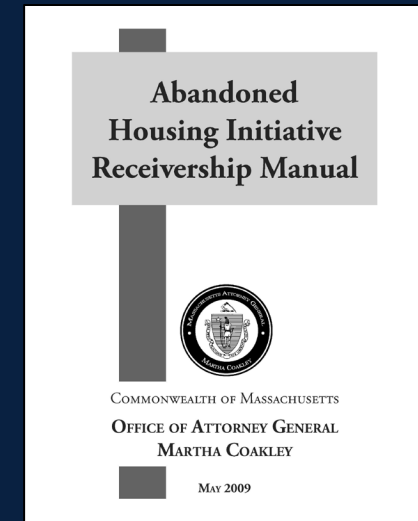
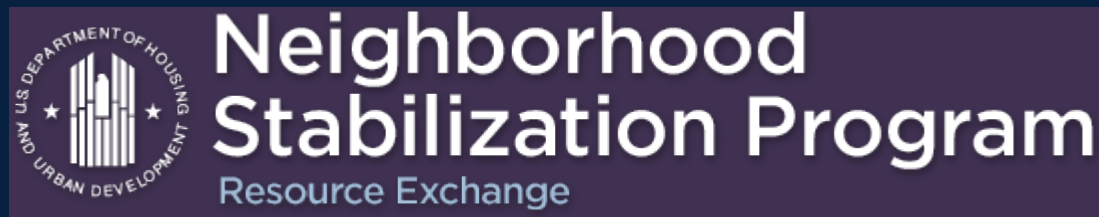




# Beginnings of NRD

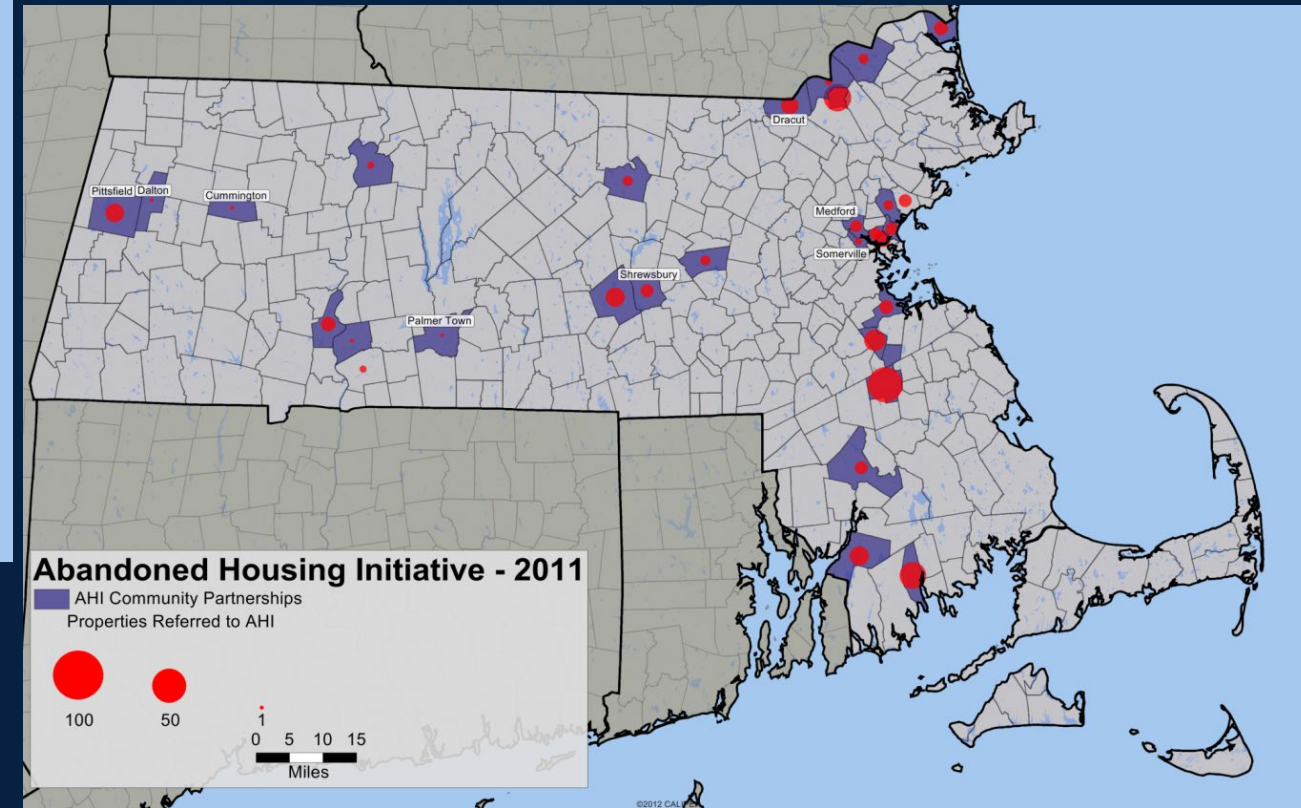
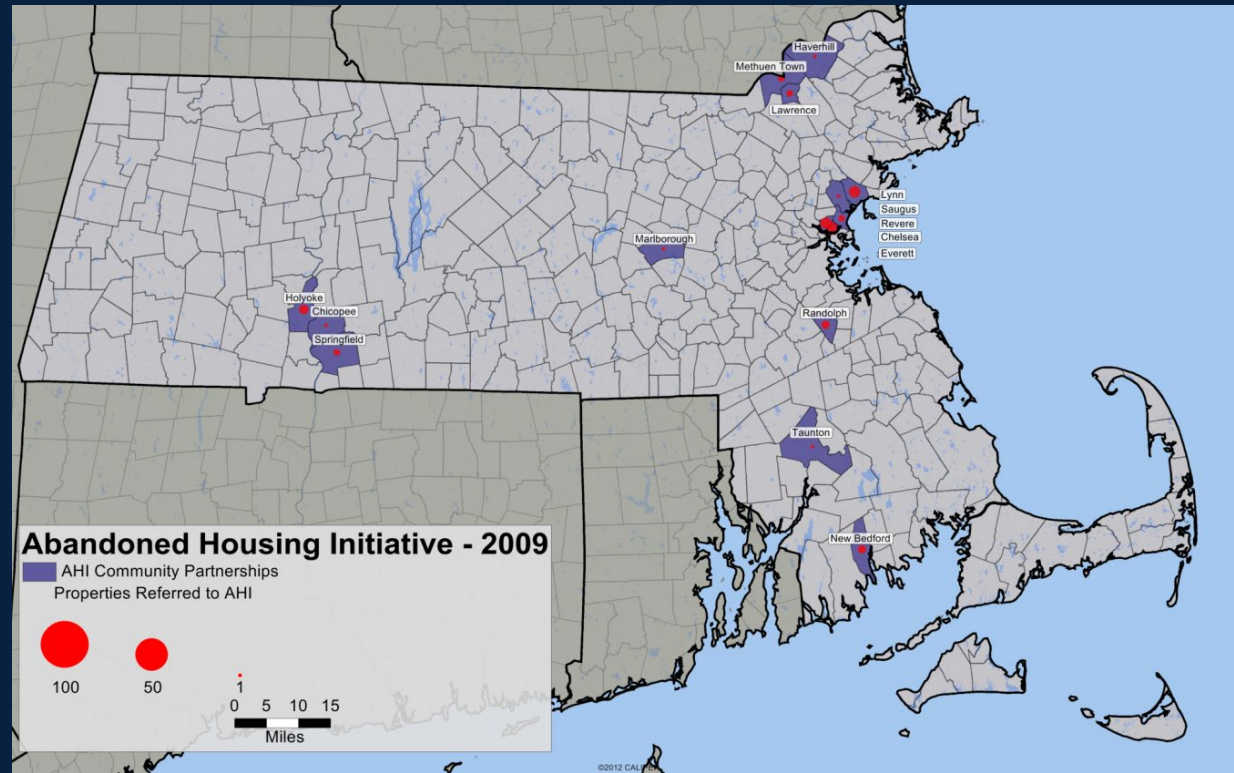
1995 – 2008: Abandoned Housing Task Force

2009 – 2011: Abandoned Housing Initiative funded through NSP Funds



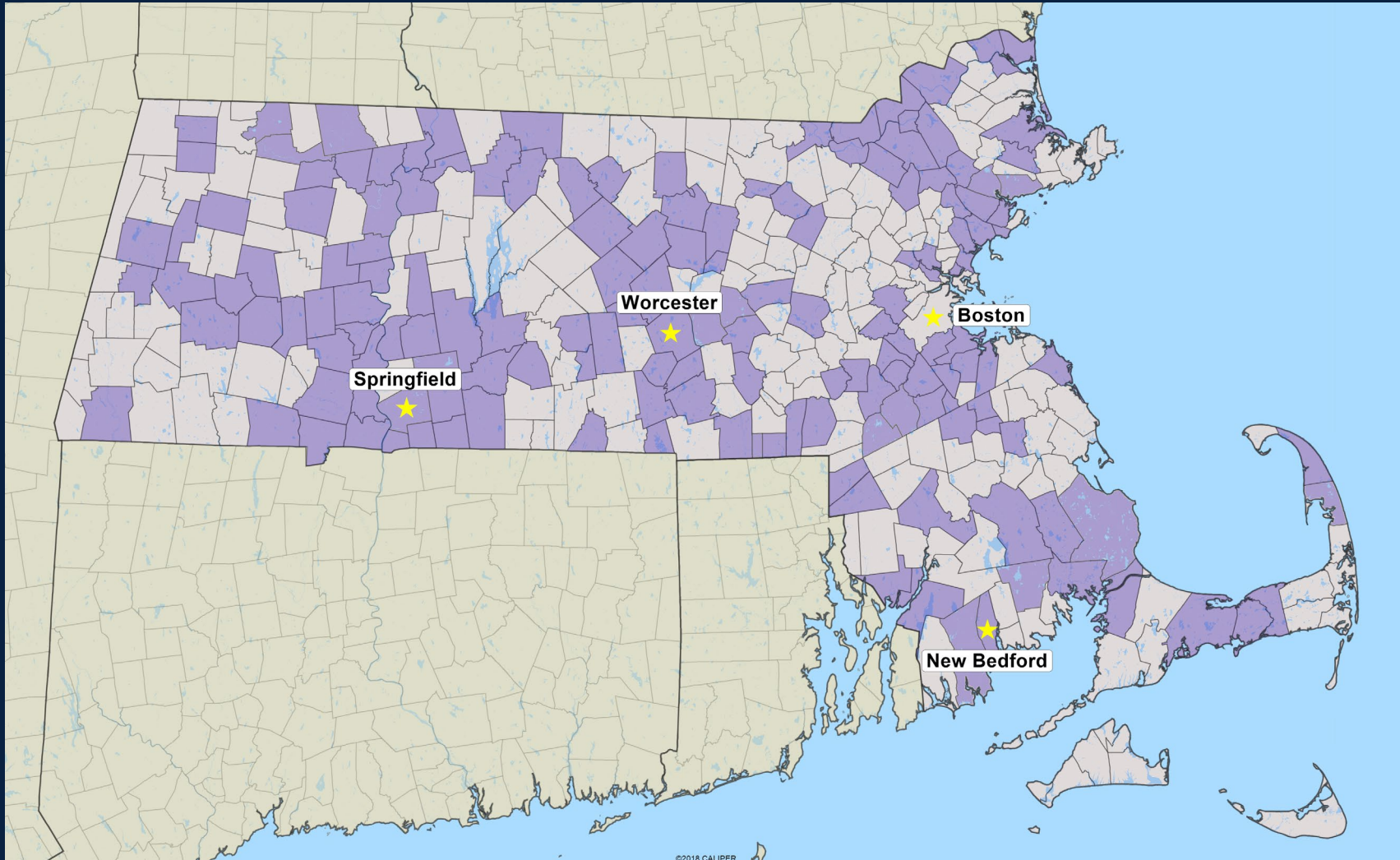


# 2009 to 2011-Expanding Our Program





# Community Partnerships - 2025





# NRD Snapshot

169

Number of municipal partners

205+

Active properties

54+

Cases in active litigation

\$714,226

Municipal back taxes & fees recovered  
(FY2025)



# Statutory and Legal Authority

## M.G.L. c. 111 Section 127I (Receivership Statute)



\*City of Boston v. Rochalska





# Our Process

1. Municipality identifies property for NRD/AGO staff.
2. NRD/AGO staff inspect property with Board of Health/Town officials.
3. If property fits program, BOH shares violation letters with AGO.
4. AGO conducts title search and demand letters are sent by AGO to all interested parties.

## Based on response:

- If cooperative, owner works to bring property up to code within a short period of time; written agreement can be made.
- If uncooperative or unresponsive owner, AGO files Receivership Petition in Housing Court.

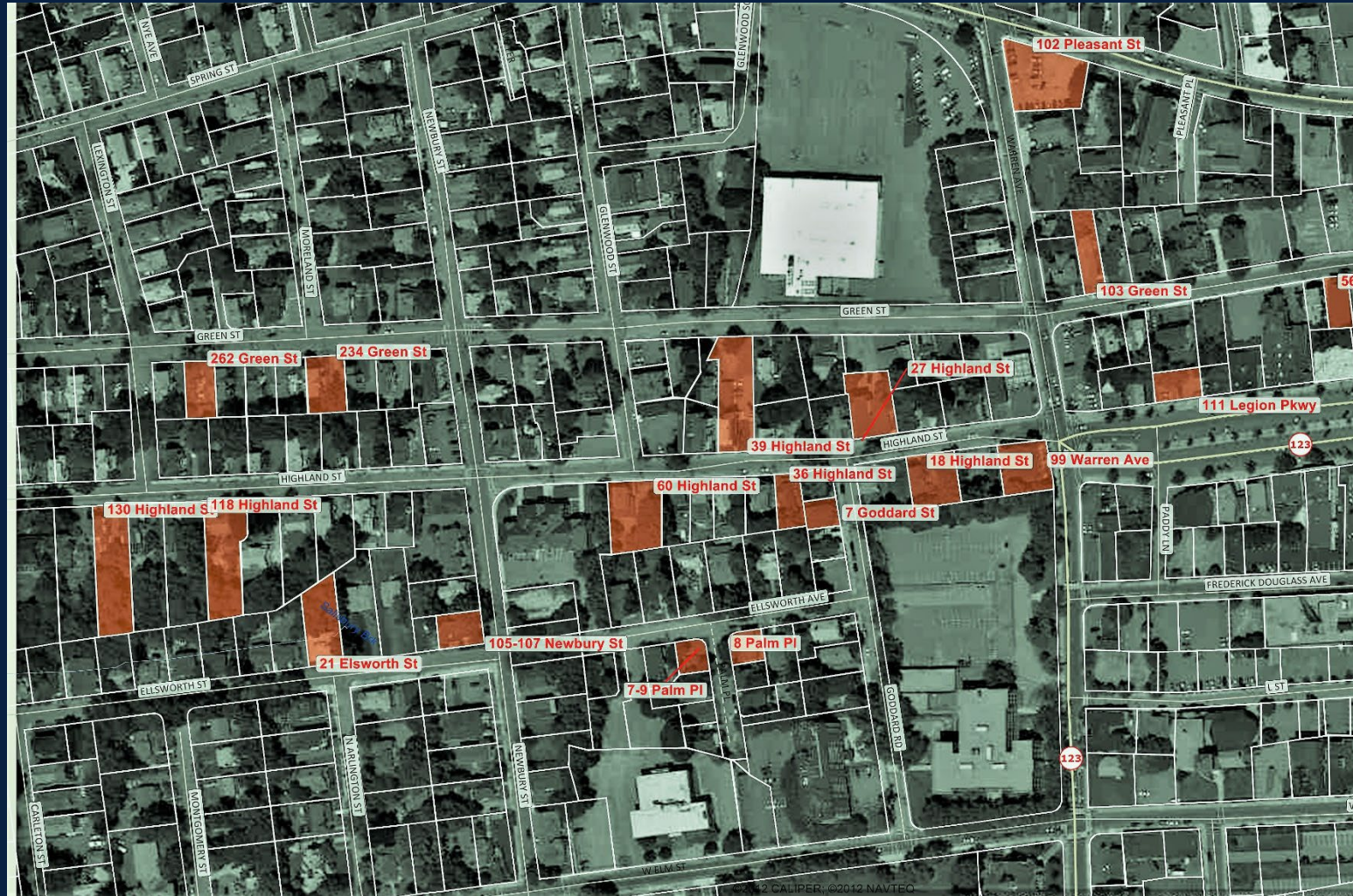


# When To Use Receivership?

- Vacant/partially vacant residential property
- Property with conditions that violate the State Sanitary Code **AND** repairs to ensure compliance **WILL NOT** exceed the market value of the property
- When there is a willing receiver, who has funding, is insured, and has been vetted by the court
- Property with a suitable amount of unpaid or outstanding tax bills or liens



# Municipality Identifies Distressed Properties





# Property Visit and Inspection



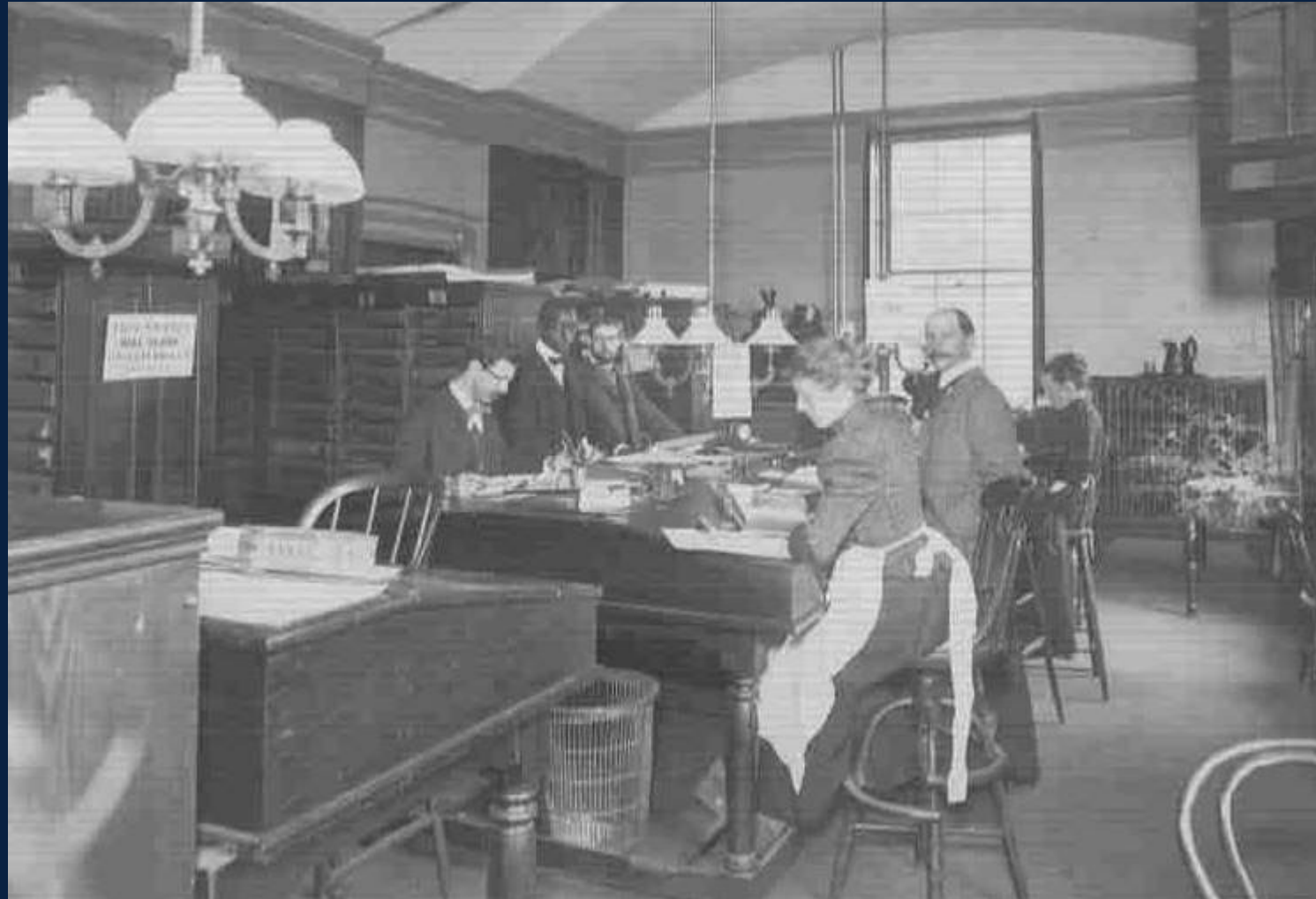


# Violation or Order Letters

- Municipal letters come in all different forms but must cite to violations of the Sanitary Code
- Common examples of violations are the existence of overgrowth, rubbish, garbage, and structural damage
- Once NRD receives municipal documents, we will move forward with next steps (title search & demand letter)



# Title Search to Identify Owners and Parties in Interest





# NRD Demand Letter



THE COMMONWEALTH OF MASSACHUSETTS  
OFFICE OF THE ATTORNEY GENERAL  
ONE ASHBURTON PLACE  
BOSTON, MASSACHUSETTS 02108

The current conditions at the Property endanger or materially impair the health, or safety and well-being of persons who may occupy the Property in violation of the State Sanitary Code, 105 CMR §410.630. The property also poses a severe, immediate, and continuing threat to the health and safety of neighbors, trespassers, first responders, and the general public. Specifically, the Property is not structurally sound, with a tarp partially covering the damaged roof, missing shingles, chipping siding, and windows and doors that are broken, not weathertight and unsecured, in violation of 105 CMR §§ 410.270, 410.500, and 410.503. A beehive was also observed above the left front door in violation of 105 CMR §410.550. Additionally, the Property is overgrown, which may provide a food source or harborage for rodents, insects, or other pest in violation of 105 CMR §410.750 and MGL ch. 111, §122. Your failure to manage and maintain the Property in a lawful manner also creates a continuing nuisance.

Under the State Sanitary Code and other applicable Massachusetts laws and codes, the Office of the Attorney General and the Town of Oxford are permitted to petition the appropriate court for the appointment of a receiver. *Please be advised that, unless you contact this office within fourteen calendar days of receipt of this letter, a petition for appointment of a receiver may be filed with the Court pursuant to M.G.L. c.111, §127I (copy enclosed) and the court's general equity jurisdiction.*

Cooperative  
Owner

Uncooperative  
Owner



# Cooperative Owner

## *Prior to filing in court*

- Work with the owner to get compliance prior to filing an action
- Can be written or oral agreement
- In consultation with municipality, timeframes are established to complete work to remedy code violations



# Uncooperative Owner and Petition for Receivership

- Where an owner is uncooperative, we may file a petition for receivership.
  - A petition may be allowed when the property poses a danger to the health, safety, and well-being of abutters and the general public
- Pleadings include a petition, supporting affidavits with exhibits, and supporting legal memoranda
- Health Department affidavits listing cited violations and actions taken by a municipality are required

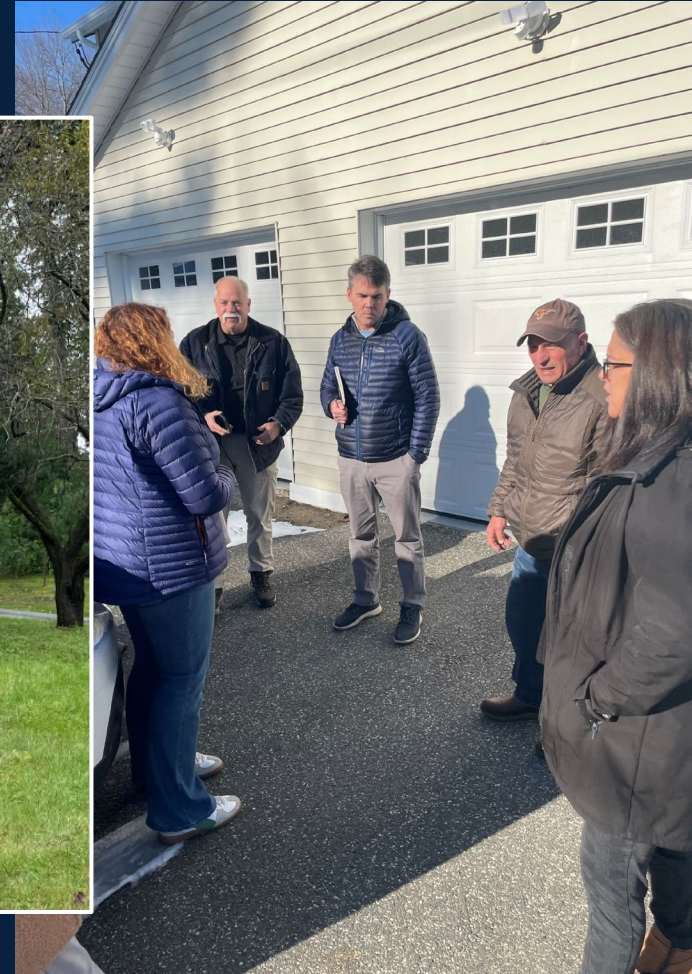


# Settlement Agreement-*After* filing in court

- Sometimes a previously **Uncooperative owner** will become **Cooperative** after a petition is filed.
  - In that case, we may enter into a formal settlement agreement to correct violations and *avoid the appointment of a receiver*
- Filed with the court and has the effect of a court issued order
- Establishes timeframes for the correction of all cited violations
- Case can be dismissed or Court can monitor for compliance



# Receiver Appointed





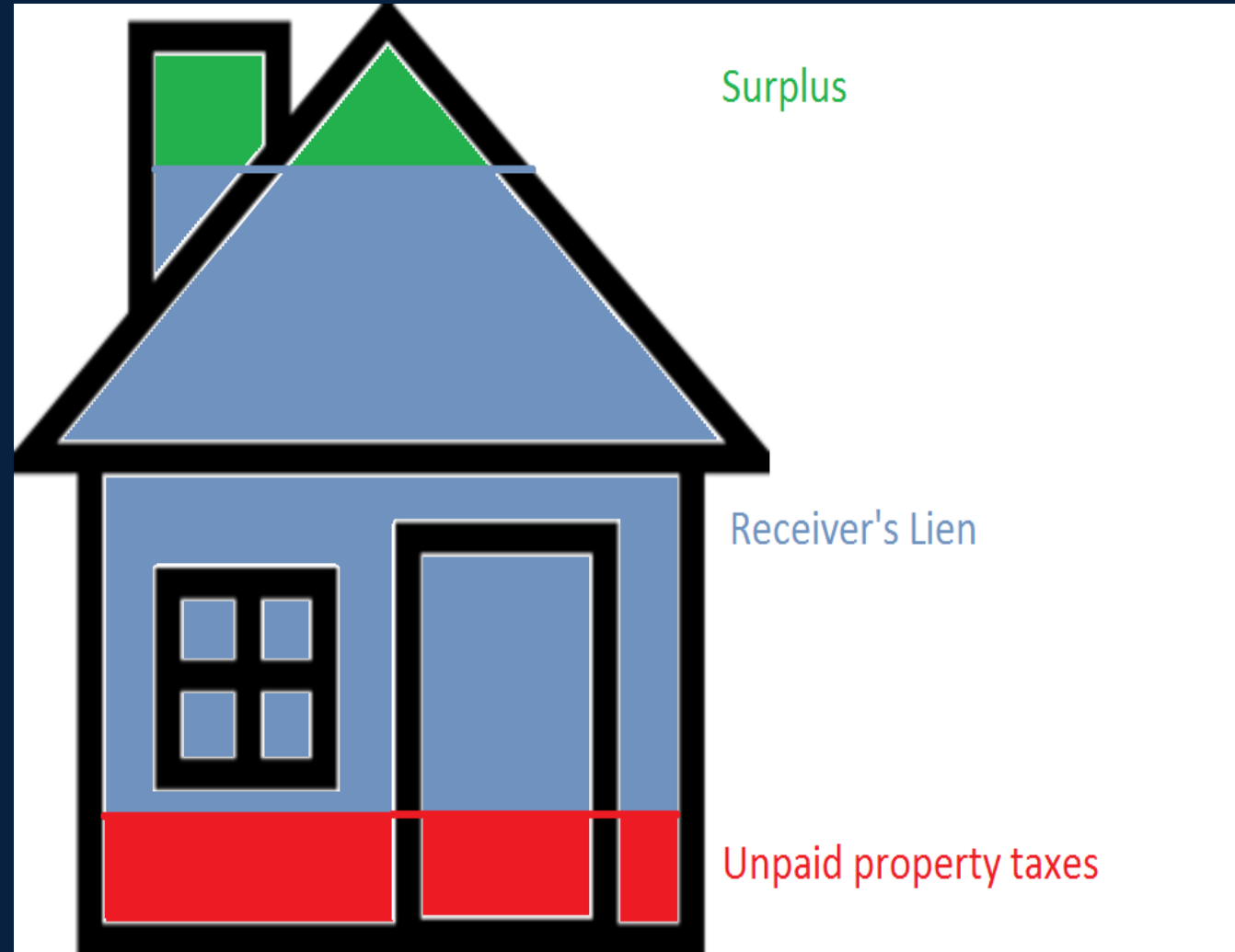
# Post-Appointment, What Happens Next?

- Receiver exercises control of the property and completes a full inspection
- A proposed budget and scope of work is submitted to the court for approval
- Once allowed, the progress is monitored by the court through scheduled hearings and receiver reports



# How Does the Receiver Get Paid?

- Receiver requests authority from the court to foreclose and recover their lien
- Owner or other Party can elect to pay lien
- A sale of property through a public auction or public sale is held





# Result





# Success Stories





# Massachusetts Avenue, Arlington

## **BEFORE**





# 22 Montclair Drive, N. Attleboro

## **BEFORE**





# 22 Montclair Drive, N. Attleboro

## AFTER





# 33 Union Street, Southbridge

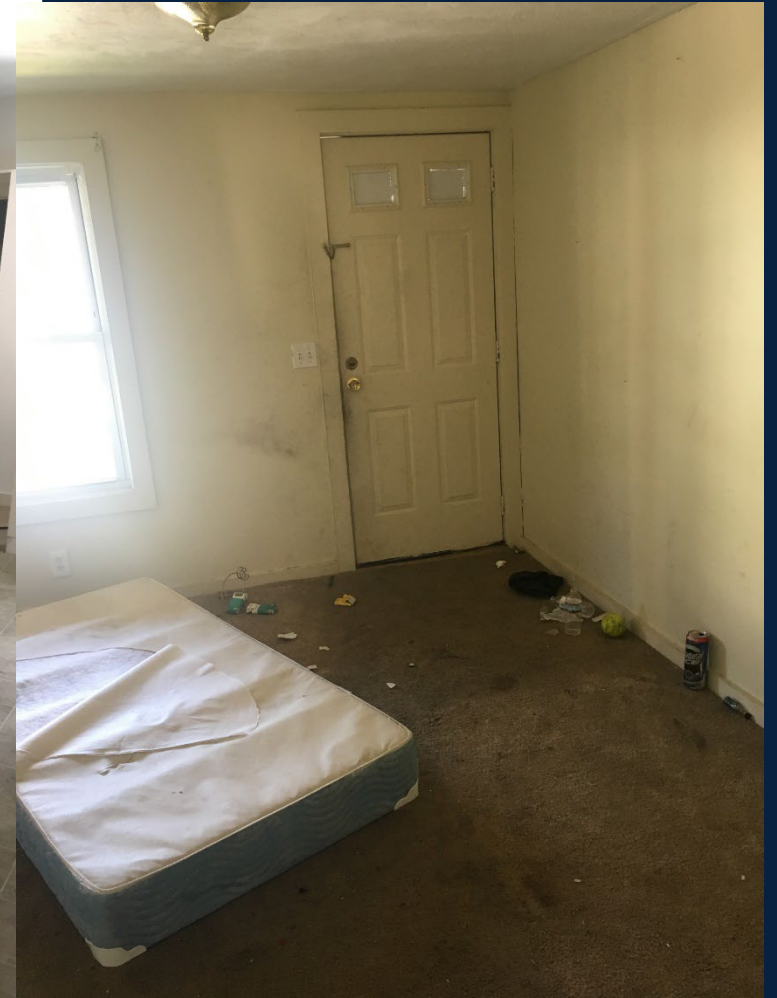
## **BEFORE**





# 33 Union Street, Southbridge

## **BEFORE**





# 33 Union Street, Southbridge

## **BEFORE**





# 33 Union Street, Southbridge

## AFTER





# 33 Union Street, Southbridge

## AFTER



After Photos- Redfin.com



# Cleveland Street, Greenfield

## **BEFORE**





# Cleveland Street, Greenfield

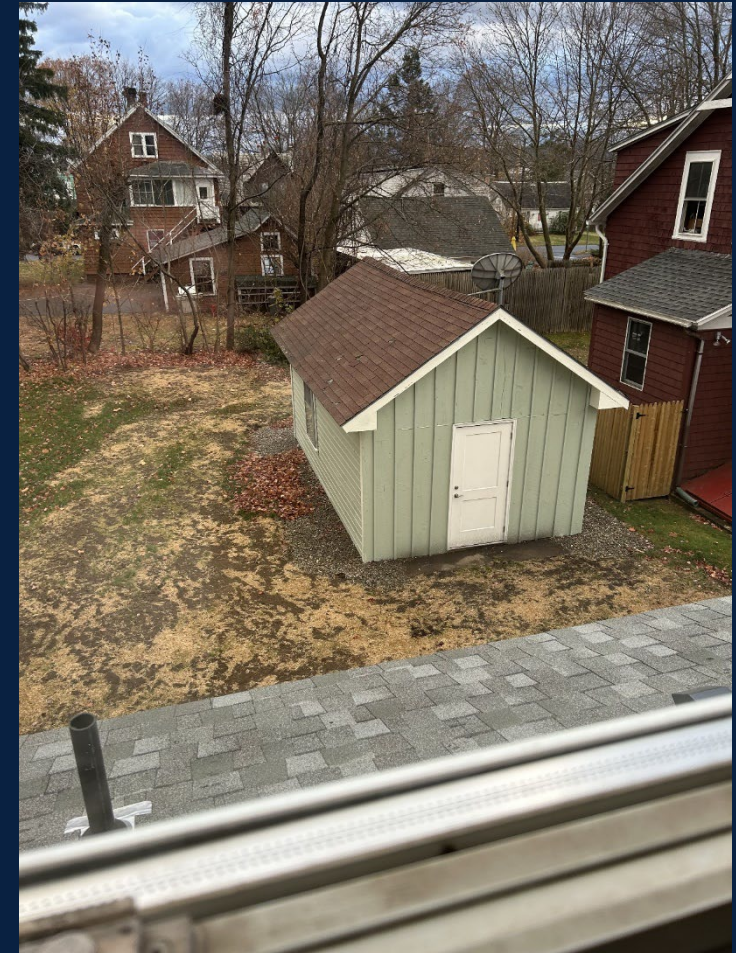
## AFTER





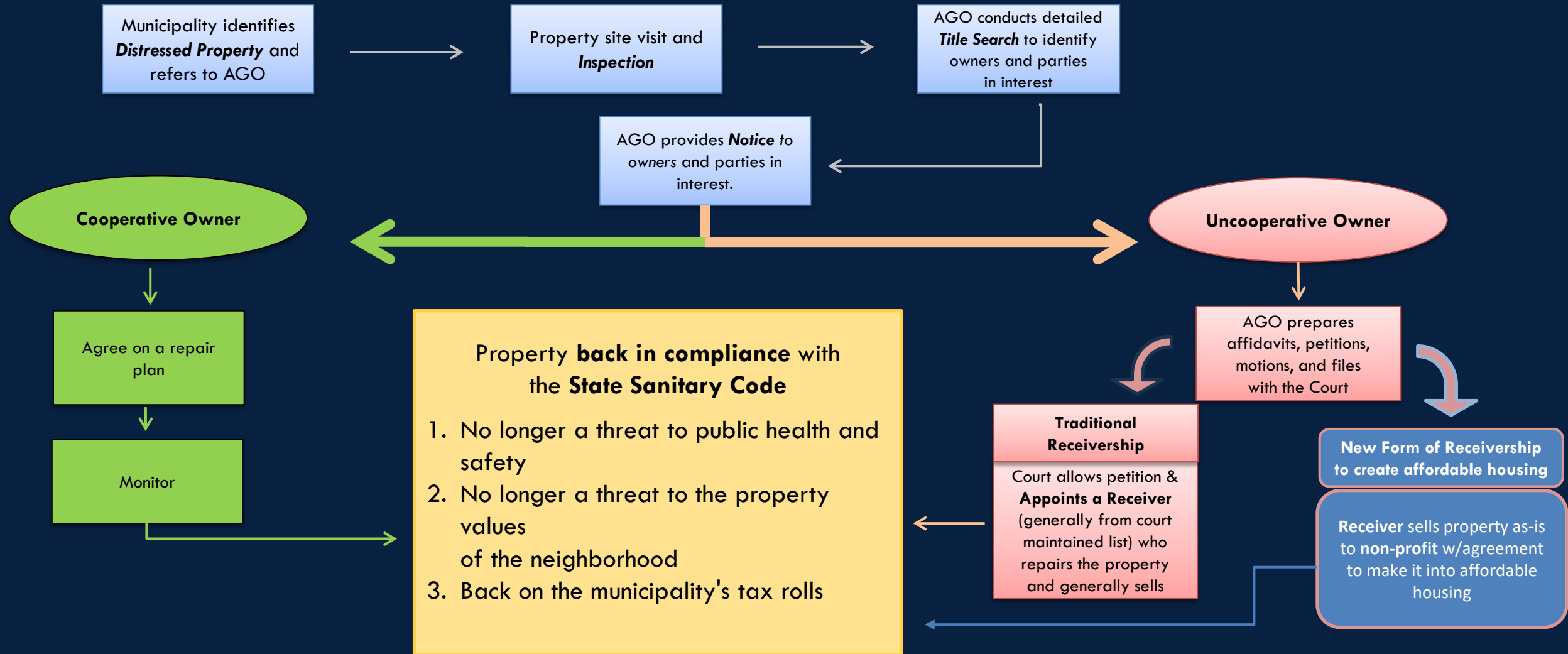
# Cleveland Street, Greenfield

## AFTER





# NRD Receivership Process





# Recent Changes to Receivership Statute

An amendment to the receivership statute, M.G.L. c. 111, Section 127I, passed in July 2024:

- Facilitates the creation of affordable housing via the appointment of a receiver who is authorized by the court to sell a property in its distressed state directly to a nonprofit, provided the nonprofit agrees to rehabilitate the property and sell it to a first-time, income-eligible homebuyer





# Grants

## NRD's Receivership Expense Assistance for Creating Housing (REACH)

Fund will provide financial assistance to receiverships aimed at revitalizing distressed neighborhoods, promoting homeownership, expanding affordable housing opportunities

- \$250,000 maximum award in the form of a loan
- Loan forgiveness for part of the loan if cost of repairs exceed sale price of home

Grant Opportunities for municipalities, non-profits, and potential receivers are at times available on the Massachusetts Attorney General's website:

<https://www.mass.gov/grant-opportunities-at-the-attorney-generals-office>



# NRD Contacts & Information



Neighborhood Renewal Division:  
[NeighborhoodRenewal@mass.gov](mailto:NeighborhoodRenewal@mass.gov)

Receivership Manual:  
[https://www.mass.gov/guides/  
neighborhood-renewal-division-housing-  
receivership-manual](https://www.mass.gov/guides/neighborhood-renewal-division-housing-receivership-manual)