

# REALTORS® SUPPORT Homeowners Afflicted With Crumbling Concrete Foundations

The Massachusetts Association of REALTORS® (MAR), a 99-year-old professional trade association with over 25,000 members, supports S.495 and S.2242 helping homeowners and communities address crumbling concrete foundations.

- **Homes are at risk.**  
Concrete foundations in many Massachusetts homes in Hampden, Hampshire, and Worcester counties, are at risk of crumbling due to the presence of pyrrhotite, a naturally occurring mineral.
- **Homeowners need help.**  
Many are reluctant to test their homes or address their foundation problems without state assistance in place because of the negative impacts:
  - o Afflicted homes require foundation replacement, which costs hundreds of thousands of dollars and is not covered by insurance.
  - o Significantly devalues homes and decreases municipal revenues.
  - o Places homeowners at risk of their house collapsing and communities at risk of blight.
- **S.495 takes important steps:**
  - o **Information** – Educate homebuyers, sellers, and the general public through home inspections and a devoted relief agency.
  - o **Prevention** – Create standards for quarry testing and licensing (S.2242 standalone).
  - o **Assistance** – Have tax-exempt grants available for impacted homeowners.

