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:
  - Afflicted homes require foundation replacement, which costs hundreds of thousands of dollars and is not covered by insurance.
  - Significantly devalues homes and decreases municipal revenues.
  - Places homeowners at risk of their house collapsing and communities at risk of blight.

- **S.495 takes important steps:**
  - **Information** – Educate homebuyers, sellers, and the general public through home inspections and a devoted relief agency.
  - **Prevention** – Create standards for quarry testing and licensing (S.2242 standalone).
  - **Assistance** – Have tax-exempt grants available for impacted homeowners.

For questions or more information, please email: Justin Davidson at jdavidson@MARealtor.com