



Commonwealth of Massachusetts  
**EXECUTIVE OFFICE OF HOUSING &  
LIVABLE COMMUNITIES**

Maura T. Healey, Governor ♦ Kimberley Driscoll, Lt. Governor ♦ Edward M. Augustus, Jr., Secretary

**PUBLIC NOTICE**

**EXECUTIVE OFFICE OF HOUSING AND LIVABLE COMMUNITIES (EOHLC)**

Under the provisions of M.G.L. c. 30A, § 3, notice is hereby given of the proposed promulgation of regulation, 760 CMR 74.00 – Residential Home Inspection Waivers. EOHLC’s regulatory authority for this action is provided under St. 2024, c. 150 § 45; St. 2024, c. 150 § 136A; and M.G.L. c.143, § 101. In accordance with M.G.L. c. 30A, § 5, the proposed regulation has a minimal or non-existent Small Business Impact. The purpose of the regulation is to ensure that sellers of certain residential properties will not condition their acceptance of an offer on the waiver of a home inspection and will not accept offers from buyers who have expressed their intent to waive a home inspection. Written comments on the proposed regulation may be submitted no later than 11:59 PM on May 16, 2025, by sending the same electronically to [EOHLCRegulationComments@mass.gov](mailto:EOHLCRegulationComments@mass.gov) , including “Comments on 760 CMR 74” in the subject line. A copy of the proposed regulation will be posted on EOHLC’s website at <https://www.mass.gov/info-details/eohlc-regulations-current-regulations-and-proposed-amendments> .