



# RE46R05: RESIDENTIAL NEW CONSTRUCTION

A Description of Residential New Construction

## OBJECTIVES:

Presented during one (1) two (2) hour session for the specific purpose for increasing the knowledge and understanding of persons holding a real estate salesperson or real estate broker license within the Commonwealth of Massachusetts who work within the field of residential real estate, so they may:

- Better assist consumers considering the purchase and remodeling, alteration or renovation of an existing dwelling
- Better assist consumers considering the purchase of a new construction dwelling
- Better assist land owners, builders, and developers by gaining an understanding of the very complex subdivision approval process

## CONTENTS:

1. REMODELING/ALTERATIONS (Changes to the dwelling but not the footprint)
  - a. Description of the current conditions
  - b. Proposed plans and specifications
  - c. Bidding and acquiring quotations
  - d. Contractor license requirements
  - e. Contractor registration requirement
  - f. Contracts, Warranties, and Change Orders
  - g. Insurance requirements
  - h. Permits
    - i. Work that does not require a license but still requires a permit
    - ii. Building Department
    - iii. Other Departments and Agencies
    - iv. Bonds
2. AN ADDITION (Changes to the footprint of the current dwelling)
  - a. Description of the current conditions
  - b. Proposed plans and specifications
  - c. Bidding and acquiring quotations
  - d. Contractor license requirements
  - e. Contracts, Warranties and Change Orders
  - f. Insurance requirements
  - g. Zoning requirements
  - h. Permits
    - i. Building Department
    - ii. Other Departments and Agencies



iii. Bonds

3. THE NEW CONSTRUCTION DWELLING

- a. Understanding the current conditions
- b. Understanding the proposed new conditions
  - i. Community Association
  - ii. Easements
  - iii. Covenants
- c. Purchase and Sale Agreement
- d. House Plans, Lot Plans, and Specifications
- e. Warranty
- f. The New Construction Process, from cellar hole to certificate of occupancy
- g. The buyer's selection process and the impact on the completion
- h. Financing new construction
- i. Change orders

4. SUBDIVISION DEVELOPMENT

- a. Subdivision Control Law
- b. Local subdivision rules and regulations
- c. Other local bylaws
- d. The Wetlands Protection Act
- e. The conceptual plan
- f. The Preliminary Plan
- g. The Definitive Plan

**REFERENCES:**

- 1. Massachusetts General Laws Chapter 22 and Section 13A, The Architectural Access Board
- 2. THE MASSACHUSETTS STATE BUILDING CODE, most current edition
- 3. Title 5 of the state Environmental Code, 310 CMR 15.00
- 4. The Wetlands Protection Act
- 5. Massachusetts General Laws Chapter 41, Subdivision Control
- 6. Sample Town Subdivision Rules and Regulations
- 7. Sample Town General Bylaws
- 8. Sample Town Wetlands Bylaws
- 9. Building Permits and Workers' Compensation Affidavits per M.G.L. c. 152, 25C (6)
- 10. Home Improvement Contractor Law, Chapter 453, Acts of 1991, M.G.L. c. 142A, and 780 CMR - R6

Feedback