

HOUSE No. 298

The Commonwealth of Massachusetts

PRESENTED BY:

William C. Galvin

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act providing for tenant agents.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>William C. Galvin</i>	<i>6th Norfolk</i>	<i>1/10/2023</i>
<i>Michelle M. DuBois</i>	<i>10th Plymouth</i>	<i>2/8/2023</i>

HOUSE No. 298

By Representative Galvin of Canton, a petition (accompanied by bill, House, No. 298) of William C. Galvin and Michelle M. DuBois relative to tenant agents. Consumer Protection and Professional Licensure.

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Third General Court
(2023-2024)**

An Act providing for tenant agents.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 Chapter 112 of the General Laws is hereby amended by striking out section 87DDD¹/₂
2 and inserting in place thereof the following section:- Section 87DDD¹/₂ . No person shall engage
3 in the business of finding dwelling accommodations for prospective tenants for a fee unless such
4 person is a licensed broker or salesperson as defined in section 87PP.

5 A licensed real estate broker or salesperson may solely contract with a tenant or
6 prospective tenant to locate or rent residential or commercial real property for a tenant or find a
7 tenant for a property and present an offer to lease to the landlord or landlord's agent and
8 negotiate on behalf of the tenant.