

# HOUSE . . . . . No. 3922

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## The Commonwealth of Massachusetts

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PRESENTED BY:

*Mike Connolly*

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*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 requiring that broker fees in the city of Somerville be paid by the party who solicits a licensed broker.

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PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Mike Connolly</i>	<i>26th Middlesex</i>	<i>3/12/2025</i>
<i>Christine P. Barber</i>	<i>34th Middlesex</i>	<i>3/16/2025</i>
<i>Patricia D. Jehlen</i>	<i>Second Middlesex</i>	<i>3/12/2025</i>
<i>Erika Uyterhoeven</i>	<i>27th Middlesex</i>	<i>3/12/2025</i>

# HOUSE . . . . . No. 3922

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By Representative Connolly of Cambridge, a petition (accompanied by bill, House, No. 3922) of Mike Connolly and others relative to broker fees in the city of Somerville. Housing. [Local Approval Received.]

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## The Commonwealth of Massachusetts

\_\_\_\_\_  
In the One Hundred and Ninety-Fourth General Court  
(2025-2026)  
\_\_\_\_\_

An Act requiring that broker fees in the city of Somerville be paid by the party who solicits a licensed broker.

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

1           SECTION 1. Notwithstanding any general or special law to the contrary, in the city of  
2           Somerville, any person who performs real estate brokerage activities and is licensed or registered  
3           pursuant to sections 87PP to 87DDD1/2, inclusive, of chapter 112 of the General Laws may  
4           solely contract with a prospective tenant to find for rent residential property for a tenant and  
5           present an offer to lease to the landlord or landlord's agent and negotiate on behalf of the tenant  
6           or may solely contract with a landlord or landlord's agent to find a tenant for a property. Any fee  
7           shall only be paid by the party, lessor or tenant who originally engaged and entered into a  
8           contract with the licensed broker or salesperson.

9           SECTION 2. This act shall take effect upon its passage.