

HOUSE No. 4474

The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES, March 21, 2024.

The committee on Consumer Protection and Professional Licensure, to whom were referred the petition (accompanied by bill, House, No. 264) of Tackey Chan for legislation to prohibit certain supplemental fees levied against prospective tenants or current tenants, the petition (accompanied by bill, House, No. 298) of William C. Galvin and Michelle M. DuBois relative to tenant agents, the petition (accompanied by bill, House, No. 389) of Paul A. Schmid, III and others for legislation to require that real estate brokers fees be paid by lessors, and the petition (accompanied by bill, House, No. 398) of Erika Uytterhoeven for legislation to limit fees charged by licensed brokers or salespersons in rental real estate transactions, reports recommending that the accompanying bill (House, No. 4474) ought to pass.

For the committee,

TACKEY CHAN.

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

An Act relative to consumer rights of renters.

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. Section 15B of chapter 186 of the General Laws, as appearing in the 2022
2 Official Edition, is hereby amended by inserting at the end thereof the following:-

3 (10) A lessor, or agent thereof, of a residential property shall not require the signing of a
4 lease more than three months in advance of the termination date of the current lease.

5 SECTION 2. Section 87DDD1/2 of chapter 112 of the General Laws, as so appearing, is
6 hereby amended by adding at the end thereof the following two sentences: - Such licensed broker
7 or salesman may solely contract with a prospective tenant to locate for rent residential or
8 commercial real property for a tenant and present an offer to lease to the landlord or landlord's
9 agent and negotiate on behalf of the tenant, or may solely contract to find a tenant for a property
10 with a landlord or landlord's agent. Any fee shall only be paid by the party, lessor or tenant who
11 originally engaged and entered into a contract with the licensed broker or salesman.