

SENATE No. 2779

The Commonwealth of Massachusetts

—————
In the One Hundred and Ninety-Second General Court
(2021-2022)
—————

SENATE, March 21, 2022.

The committee on Housing, to whom was referred the petition (accompanied by bill, Senate, No. 863) of William N. Brownsberger for legislation relative to the disclosure of smoking within a multi-residence building by lessor, reports the accompanying bill (Senate, No. 2779).

For the committee,
John F. Keenan

SENATE No. 2779

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Second General Court
(2021-2022)**

An Act relative to the disclosure of smoking within a multi-residence building by lessor.

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 186 of the General Laws, as appearing in the 2016 Official Edition, is hereby
2 amended by inserting the following new section after section 21:-

3 Section 21A. Disclosure of smoking or vaping within a multi-residence building by
4 lessor; violations

5 Section 21A. The landlord of any residential property shall disclose prominently in the
6 lease or rental agreement whether smoking or vaping or any combination of the two is permitted
7 in the residence or any part of the building or premises where the residence is located. If the
8 landlord violates this section, the tenant shall be entitled to terminate the lease or rental
9 agreement consistent with all other provisions relating to the termination of the lease or rental
10 agreement.