

HOUSE No. 332

The Commonwealth of Massachusetts

PRESENTED BY:

Tackey Chan

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 relative to consumer rights of renters.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Tackey Chan</i>	<i>2nd Norfolk</i>	<i>2/5/2021</i>

HOUSE No. 332

By Mr. Chan of Quincy, a petition (accompanied by bill, House, No. 332) of Tackey Chan for legislation to prohibit certain supplemental fees levied against prospective tenants or current tenants. Consumer Protection and Professional Licensure.

The Commonwealth of Massachusetts

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

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 2018
2 Official Edition, is hereby amended by inserting after the word “lessor” in line 16, the following
3 words:- , or agent thereof,

4 SECTION 2. Said section 15B of said chapter 186 is hereby further amended by inserting
5 at the end of subsection (1)(e), in line 42, the following new subsection:-

6 (f) No lessor, or agent thereof, may charge a tenant or prospective tenant a supplemental
7 fee. No supplemental fee may be included as a condition of a lease. For the purpose of this
8 subsection “supplemental fee” shall mean a fee charging tenants for, but not limited to,
9 background checks, credit checks, state mandated property inspections, commission payments,
10 cleaning of the residential dwelling, lawn care and landscaping maintenance, pest control, and
11 personal out of pocket expenses. A supplemental fee may also be referred to as a processing fee,

12 administrative fee, transactional fee, compliance fee, or additional fee. Supplemental fees shall
13 not include a reasonable brokerage fee for the service of finding a property for lease.

14 SECTION 3. Said section 15B of said chapter 186 is hereby further amended by inserting
15 at the end thereof the following:-

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