The Commonwealth of Massachusetts

PRESENTED BY:

Lindsay N. Sabadosa and Joanne M. Comerford

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 to prohibit landlords and brokers from requiring broker's commissions to be paid by a tenant or prospective tenant.

PETITION OF:

<table>
<thead>
<tr>
<th>NAME:</th>
<th>DISTRICT/ADDRESS:</th>
<th>DATE ADDED:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lindsay N. Sabadosa</td>
<td>1st Hampshire</td>
<td>6/8/2022</td>
</tr>
</tbody>
</table>
An Act to prohibit landlords and brokers from requiring broker's commissions to be paid by a tenant or prospective tenant.

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

SECTION 1. No licensed real estate broker or other person or entity engaged in the rental or leasing of residential real estate in the City of Northampton as agent of the landowner, landlord, lessor, or sub-lessee shall demand, receive, or retain any payment, fee, commission or other charge from a tenant or prospective tenant for any services on behalf of such landowner, landlord, lessor, or sub-lessee for the listing, showing, qualifying of prospective tenants, preparation and execution of documents, or otherwise arising out of the leasing of a residential rental unit in such city.

SECTION 2. No landowner, landlord, lessor, or sub-lessee shall demand or require that a tenant or prospective tenant retain, hire or engage a rental agent or broker and pay such agent or broker a fee or commission as a condition to applying for or leasing a residential rental unit in
the City of Northampton, and no such landowner, lessor, or sub-lessee shall demand or require
that a tenant or prospective tenant make any payment in violation of SECTION 1 of this act.

SECTION 3. Violation of this act shall constitute an unfair or deceptive act or practice in
the conduct of a trade or commerce in violation of section 2 (a) of chapter 93A.

SECTION 4. The City of Northampton may, by ordinance, establish a fine or penalty for
violation of this act, not to exceed $1,000.00 per violation.

This act shall take effect upon passage.