

HOUSE No. 4957

The Commonwealth of Massachusetts

PRESENTED BY:

William C. Galvin

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 providing for tenant agents.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>William C. Galvin</i>	<i>6th Norfolk</i>	<i>12/22/2021</i>

HOUSE No. 4957

By Mr. Galvin of Canton, a petition (subject to Joint Rule 12) of William C. Galvin relative to tenant agents. Consumer Protection and Professional Licensure.

The Commonwealth of Massachusetts

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

An Act providing for tenant agents.

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 112 of the General Laws is hereby amended by striking out section 87DDD½
2 and inserting in place thereof the following section:-

3 Section 87DDD½ . No person shall engage in the business of finding dwelling
4 accommodations for prospective tenants for a fee unless such person is a licensed broker or
5 salesperson as defined in section 87PP.

6 A licensed real estate broker or salesperson may solely contract with a tenant or
7 prospective tenant to locate or rent residential real property for a tenant or find a tenant for a
8 property and present an offer to lease to the landlord or landlord's agent and negotiate on behalf
9 of the tenant.