

**SENATE . . . . . No. 204**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

***Paul R. Feeney***

*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 furthering fair housing in real estate.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	
<i>Paul R. Feeney</i>	<i>Bristol and Norfolk</i>	
<i>Patrick M. O'Connor</i>	<i>Plymouth and Norfolk</i>	<i>6/8/2021</i>
<i>Diana DiZoglio</i>	<i>First Essex</i>	<i>6/10/2021</i>

**SENATE . . . . . No. 204**

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By Mr. Feeney, a petition (accompanied by bill, Senate, No. 204) of Paul R. Feeney relative to fair housing education. Consumer Protection and Professional Licensure.

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**The Commonwealth of Massachusetts**

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

An Act furthering fair housing in real estate.

*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 87SS of chapter 112 as appearing in the 2018 Official Edition is  
2 hereby amended by striking out the second sentence and inserting in place thereof the following  
3 sentence: -

4           Every individual applicant for a license as a salesman who is required to take an  
5 examination therefor shall, as a prerequisite to taking such examination, submit proof  
6 satisfactory to the board that he has completed courses in real estate subjects approved by the  
7 board, such courses to total 40 classroom hours of instruction and must include at least four  
8 hours on fair housing law or diversity and inclusion in real estate; provided, however, that  
9 applicants having successfully completed a course in real property while enrolled in an  
10 accredited law school in the commonwealth may also take such examination.

11 SECTION 2. Section 87XX1/2 of said chapter 112 as so appearing in the 2018 Official  
12 Edition is hereby amended by striking out the first paragraph and inserting in place thereof the  
13 following paragraph: -

14 Any person holding a license as a real estate broker or salesman shall, within their  
15 renewal period, satisfactorily complete courses or programs of instruction approved by the  
16 board; provided that attendance at such courses or programs of instruction shall be no less than  
17 six hours but no more than twelve hours as determined by the board. The curriculum contained  
18 in such courses or programs shall contain at least six hours of instruction concerning or related to  
19 compliance with laws and regulations including at least two hours on fair housing law or  
20 diversity and inclusion in real estate and four hours selected from any of the following subjects:  
21 fair housing; equal employment opportunity; accessibility for the disabled; agency law;  
22 environmental issues in real estate; zoning and building codes; real estate appraisal and  
23 financing; property tax assessments and valuation; and real estate board regulations.