

**HOUSE . . . . . No. 298**

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**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>1/10/2023</i>
<i>Michelle M. DuBois</i>	<i>10th Plymouth</i>	<i>2/8/2023</i>

# HOUSE . . . . . No. 298

By Representative Galvin of Canton, a petition (accompanied by bill, House, No. 298) of William C. Galvin and Michelle M. DuBois relative to tenant agents. Consumer Protection and Professional Licensure.

## The Commonwealth of Massachusetts

In the One Hundred and Ninety-Third General Court  
(2023-2024)

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 87DDD<sup>1</sup>/<sub>2</sub>  
2 and inserting in place thereof the following section:- Section 87DDD<sup>1</sup>/<sub>2</sub> . No person shall engage  
3 in the business of finding dwelling accommodations for prospective tenants for a fee unless such  
4 person is a licensed broker or salesperson as defined in section 87PP.

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