

SENATE No. 851

The Commonwealth of Massachusetts

PRESENTED BY:

William N. Brownsberger

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 the disclosure of smoking within a multi-residence building by lessor.

PETITION OF:

NAME:

William N. Brownsberger

DISTRICT/ADDRESS:

Suffolk and Middlesex

SENATE No. 851

By Mr. Brownsberger, a petition (accompanied by bill, Senate, No. 851) of William N. Brownsberger for legislation relative to the disclosure of smoking within a multi-residence building by lessor. Housing.

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE SENATE, NO. 863 OF 2021-2022.]

The Commonwealth of Massachusetts

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

An Act relative to the disclosure of smoking within a multi-residence building by lessor.

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 186 of the General Laws, as appearing in the 2020 Official Edition, is hereby
2 amended by inserting the following new section after section 21:-

3 Section 21A. Disclosure of smoking within a multi-residence building by lessor;
4 violations

5 Section 21A. The lessor of any residential property shall disclose prominently in the lease
6 if the building in which the residence is located permits smoking of any kind in any area or
7 residence. If the lessor violates this section, the lessee shall be entitled to break the lease and the
8 lessor shall be required to pay the lessee the value of three months' rent under the terms of the
9 lease.