

SENATE No. 869

The Commonwealth of Massachusetts

PRESENTED BY:

James B. Eldridge

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 reduce the financial barriers to renting homes.

PETITION OF:

NAME:

James B. Eldridge

DISTRICT/ADDRESS:

Middlesex and Worcester

SENATE No. 869

By Mr. Eldridge, a petition (accompanied by bill, Senate, No. 869) of James B. Eldridge for legislation to reduce the financial barriers to renting homes. Housing.

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE SENATE, NO. 884 OF 2021-2022.]

The Commonwealth of Massachusetts

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

An Act to reduce the financial barriers to renting homes.

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

1 Subsection (1) of section 15B of chapter 186 of the General Laws, as appearing in the
2 2020 Official Edition, is hereby amended by striking out paragraph (b) and inserting in place
3 thereof the following paragraph:-

4 (b) At or prior to the commencement of any tenancy, no lessor may require a tenant or
5 prospective tenant to pay any amount in excess of (i) rent for the first full month of occupancy;
6 and (ii) rent for the last full month of occupancy calculated at the same rate as the first month or
7 a security deposit received in accordance with the requirements of this section equal to the first
8 month's rent provided that such security deposit is deposited as required by subsection (3) and
9 that the tenant is given the statement of condition as required by subsection (2); and (iii) the
10 purchase and installation cost for a key and lock.