

HOUSE No. 1569

The Commonwealth of Massachusetts

PRESENTED BY:

Chynah Tyler

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 ensure senior home safety and security.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Chynah Tyler</i>	<i>7th Suffolk</i>	<i>1/9/2025</i>

HOUSE No. 1569

By Representative Tyler of Boston, a petition (accompanied by bill, House, No. 1569) of Chynah Tyler that senior housing facilities provide security services to ensure the safety and security of residents. Housing.

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE HOUSE, NO. 1378 OF 2023-2024.]

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Fourth General Court
(2025-2026)**

An Act to ensure senior home safety and security.

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 6A of the General Laws is hereby amended by inserting after section 18Z, as
2 appearing in the 2018 Official Edition, the following section:-

3 Section 18AA. (a) As used in this section, the following words shall, unless the context
4 clearly requires otherwise, have the following meanings:-

5 “Security services”, a watch, guard or patrol agency as defined in section 22 of chapter
6 147 or an employee of a senior housing facility who: (i) observes and reports unlawful activity;
7 (ii) prevents or detects theft or misappropriation of goods, money or other items of value; (iii)
8 protects individuals or property from harm or misappropriation; and (iv) controls access to

9 premises being protected; provided, that security services shall not provided by a law
10 enforcement officer as defined in section 1 of chapter 6E.

11 "Secretary", the secretary of public safety and security.

12 "Senior housing facility", (i) a development operated by a housing authority, as defined in
13 section 1 of chapter 121B, that primarily houses persons 55 years of age or older or persons with
14 disabilities or (ii) publicly-assisted housing, as defined in section 1 of chapter 40T, that primarily
15 houses persons 55 years of age or older or persons with disabilities.

16 (b) Each senior housing facility shall provide security services at all times to ensure the
17 safety and security of residents. Every employee of a senior housing facility and other
18 appropriate personnel, as determined by the secretary, shall be trained on safety and security
19 protocols.

20 (c) The secretary may promulgate regulations for the implementation of this section, in
21 consultation with the secretary of elder affairs, the director of housing and community
22 development, the attorney general, the executive director of the state 911 department, the colonel
23 of the state police, the Massachusetts Chiefs of Police Association Incorporated, the
24 Massachusetts Sheriffs' Association, Inc., the Massachusetts Latino Police Officers Association,
25 Inc., the Massachusetts Association of Minority Law Enforcement Officers, Inc. and housing
26 authorities as defined in section 1 of chapter 121B.