

HOUSE No. 1933

The Commonwealth of Massachusetts

PRESENTED BY:

Edward R. Philips

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 further protecting tenants.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Edward R. Philips</i>	<i>8th Norfolk</i>	<i>1/16/2025</i>

HOUSE No. 1933

By Representative Philips of Sharon, a petition (accompanied by bill, House, No. 1933) of Edward R. Philips relative to rent withholdings. The Judiciary.

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE HOUSE DOCKET, NO. 4979 OF 2023-2024.]

The Commonwealth of Massachusetts

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

An Act further protecting tenants.

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 8A of Chapter 239 of the General Laws is hereby amended by inserting before
2 the first paragraph the following:-

3 Section 8A(a). As used in this section and in Chapter 239, the following words shall,
4 unless the context clearly requires otherwise, have the following meanings:

5 "Tenant," a person who holds possession of a premises in exchange for consideration
6 given to an owner;

7 "Subtenant," a person who holds possession of a premises in exchange for consideration
8 given to a Tenant or other Subtenant;

9

- 10 "Consideration," money or services whether pursuant to a written or verbal agreement or
- 11 domestic relationship.