

HOUSE No. 1947

The Commonwealth of Massachusetts

PRESENTED BY:

Orlando Ramos

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 small landlords.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Orlando Ramos</i>	<i>9th Hampden</i>	<i>1/15/2025</i>

HOUSE No. 1947

By Representative Ramos of Springfield, a petition (accompanied by bill, House, No. 1947) of Orlando Ramos relative to procedures for certain landlords in housing court. The Judiciary.

The Commonwealth of Massachusetts

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

An Act relative to small landlords.

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 7 of chapter 185C of the General Laws, as appearing in the 2022 Official Edition,
2 is hereby amended by adding the following paragraph:-

3 A landlord that is a limited liability company formed pursuant to chapter 156C, and
4 which owns and leases 10 or fewer residential dwelling units, may be represented in proceedings
5 under this chapter by one of its officers or managers, regardless of whether the officer or
6 manager is an attorney licensed to practice law; provided, that separate limited liability
7 companies that share any of the same officers or managers shall be considered a single limited
8 liability company for the purposes of calculating the number of properties owned and leased
9 pursuant to this section.