

HOUSE No. 3962**The Commonwealth of Massachusetts**

PRESENTED BY:

Hadley Luddy and Julian Cyr*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 Maggie Hubbard rental safety act.

PETITION OF:

| NAME: | DISTRICT/ADDRESS: | DATE ADDED: |
|---------------------------------|--|------------------|
| <i>Hadley Luddy</i> | <i>4th Barnstable</i> | <i>1/17/2025</i> |
| <i>Julian Cyr</i> | <i>Cape and Islands</i> | <i>3/17/2025</i> |
| <i>John C. Velis</i> | <i>Hampden and Hampshire</i> | <i>4/24/2025</i> |
| <i>Sean Reid</i> | <i>11th Essex</i> | <i>4/24/2025</i> |
| <i>Richard G. Wells, Jr.</i> | <i>7th Norfolk</i> | <i>4/24/2025</i> |
| <i>Vanna Howard</i> | <i>17th Middlesex</i> | <i>4/24/2025</i> |
| <i>Leigh Davis</i> | <i>3rd Berkshire</i> | <i>4/24/2025</i> |
| <i>Steven George Xiarhos</i> | <i>5th Barnstable</i> | <i>4/24/2025</i> |
| <i>Thomas W. Moakley</i> | <i>Barnstable, Dukes and Nantucket</i> | <i>4/24/2025</i> |
| <i>William J. Driscoll, Jr.</i> | <i>Norfolk, Plymouth and Bristol</i> | <i>4/24/2025</i> |
| <i>Ryan C. Fattman</i> | <i>Worcester and Hampden</i> | <i>4/24/2025</i> |
| <i>James C. Arena-DeRosa</i> | <i>8th Middlesex</i> | <i>5/29/2025</i> |
| <i>Joshua Tarsky</i> | <i>13th Norfolk</i> | <i>5/29/2025</i> |
| <i>Michael O. Moore</i> | <i>Second Worcester</i> | <i>5/29/2025</i> |
| <i>Tram T. Nguyen</i> | <i>18th Essex</i> | <i>7/29/2025</i> |
| <i>Natalie M. Higgins</i> | <i>4th Worcester</i> | <i>7/29/2025</i> |
| <i>Dylan A. Fernandes</i> | <i>Plymouth and Barnstable</i> | <i>7/29/2025</i> |
| <i>Michelle L. Badger</i> | <i>1st Plymouth</i> | <i>12/2/2025</i> |

HOUSE No. 3962

By Representative Luddy of Orleans and Senator Cyr, a joint petition (accompanied by bill, House, No. 3962) of Hadley Luddy and Julian Cyr relative to inspections of buildings or structures occupied in whole or in part as a short-term rental. Public Safety and Homeland Security.

The Commonwealth of Massachusetts

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

An Act relative to the Maggie Hubbard rental safety act.

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 1. The first paragraph of section 10A of chapter 148 of the General Laws, as
2 appearing in the 2022 Official Edition, is hereby amended by adding the following sentence:-
3 The fee for an annual inspection of a short-term rental, as defined in section 1 of chapter 64G,
4 pursuant to section 26J shall not exceed \$100 per unit and \$500 for a building with 6 units or
5 more.

6 SECTION 2. Said chapter 148 of the General Law is hereby further amended by inserting
7 after section 26I the following section:-

8 Section 26J. (a) All buildings or structures occupied in whole or in part as a short-term
9 rental, as defined in section 1 of chapter 64G, and not regulated by sections 26A, 26B or 26C
10 shall, within 1 year prior to the renting of the building or structure or any dwelling unit thereof,

11 be inspected for compliance with approved smoke and carbon monoxide detectors as required by
12 sections 26E and 26F1/2.

13 (b) The head of the fire department shall enforce the provisions of this section.

14 SECTION 3. Chapter 186 of the General Laws is hereby amended by adding the
15 following section:-

16 Section 32. A rental or real estate agent, or any platform or website thereof, that lists or
17 advertises available units for rent shall confirm prior to listing or advertising a unit that the unit:
18 (i) is in compliance with section 26J of chapter 148; and (ii) has a valid certificate of compliance
19 for smoke detectors and carbon monoxide detectors dated within 1 year.

20 SECTION 4. The division of fire safety of the department of fire services may
21 promulgate any regulations necessary to implement this act.

22 SECTION 5. This act shall be known as the Maggie Hubbard Rental Safety Act.