

HOUSE No. 4145

The Commonwealth of Massachusetts

PRESENTED BY:

Mike Connolly

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 requiring that broker fees in the city of Cambridge be paid by the party who solicits a licensed broker.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Mike Connolly</i>	<i>26th Middlesex</i>	<i>5/13/2025</i>
<i>James B. Eldridge</i>	<i>Middlesex and Worcester</i>	<i>1/12/2026</i>

HOUSE No. 4145

By Representative Connolly of Cambridge, a petition (accompanied by bill, House, No. 4145) of Mike Connolly (with the approval of the city council) relative to broker fees in the city of Cambridge. Housing. [Local Approval Received.]

The Commonwealth of Massachusetts

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

An Act requiring that broker fees in the city of Cambridge be paid by the party who solicits a licensed broker.

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. Notwithstanding any general or special law to the contrary, in the city of
2 Cambridge, any person who performs real estate brokerage activities and is licensed or registered
3 pursuant to sections 87PP to 87DDD1/2, inclusive, of chapter 112 of the General Laws may
4 solely contract with a prospective tenant to find for rent residential or commercial real estate
5 property for a tenant and present an offer to lease to the landlord or landlord’s agent and
6 negotiate on behalf of the tenant or may solely contract with a landlord or landlord’s agent to
7 find a tenant for a property. Any fee shall only be paid by the party, lessor or tenant who
8 originally engaged and entered into a contract with the licensed broker or salesperson.

9 SECTION 2. This act shall take effect upon its passage.