

HOUSE No. 5095

The Commonwealth of Massachusetts

HOUSE OF REPRESENTATIVES, February 12, 2026.

The committee on Consumer Protection and Professional Licensure, to whom was referred the petition (accompanied by bill, House, No. 336) of Tackey Chan for legislation to prohibit certain supplemental fees levied against prospective tenants or current tenants, reports recommending that the accompanying bill (House, No. 5095) ought to pass.

For the committee,

TACKY CHAN.

The Commonwealth of Massachusetts

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

An Act relative to consumer rights of renters.

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 15B of chapter 186 of the General Laws, as appearing in the 2024 Official
2 Edition, is hereby amended by inserting at the end thereof the following:-

3 (10) A lessor, or agent thereof, of a residential property shall not require the signing of a
4 lease more than four months in advance of the termination date of the current lease.