

HOUSE No.

The Commonwealth of Massachusetts

PRESENTED BY:

Lindsay N. Sabadosa and Joanne M. Comerford

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 to prohibit landlords and brokers from requiring broker's commissions to be paid by a tenant or prospective tenant.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Lindsay N. Sabadosa</i>	<i>1st Hampshire</i>	<i>1/9/2025</i>
<i>Joanne M. Comerford</i>	<i>Hampshire, Franklin and Worcester</i>	<i>1/9/2025</i>

HOUSE No.

[Pin Slip]

The Commonwealth of Massachusetts

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

An Act to prohibit landlords and brokers from requiring broker's commissions to be paid by a tenant or prospective tenant.

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. No licensed real estate broker or other person or entity engaged in the rental
2 or leasing of residential real estate in the City of Northampton as agent of the landowner,
3 landlord, lessor, or sub-lessor shall demand, receive, or retain any payment, fee, commission or
4 other charge from a tenant or prospective tenant for any services on behalf of such landowner,
5 landlord, lessor, or sub-lessor for the listing, showing, qualifying of prospective tenants,
6 preparation and execution of documents, or otherwise arising out of the leasing of a residential
7 rental unit in such city.

8 SECTION 2. No landowner, landlord, lessor, or sub-lessor shall demand or require that a
9 tenant or prospective tenant retain, hire or engage a rental agent or broker and pay such agent or
10 broker a fee or commission as a condition to applying for or leasing a residential rental unit in
11 the City of Northampton, and no such landowner, lessor, or sub-lessor shall demand or require
12 that a tenant or prospective tenant make any payment in violation of SECTION 1 of this act.

13 SECTION 3. Violation of this act shall constitute an unfair or deceptive act or practice in
14 the conduct of a trade or commerce in violation of section 2 (a) of chapter 93A.

15 SECTION 4. The City of Northampton may, by ordinance, establish a fine or penalty for
16 violation of this act, not to exceed \$1,000.00 per violation.

17 This act shall take effect upon passage.