

HOUSE No.

The Commonwealth of Massachusetts

PRESENTED BY:

Jeffrey N. Roy

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 notice to landlords relating to gas or electric shutoffs.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Jeffrey N. Roy</i>	<i>10th Norfolk</i>	<i>1/7/2025</i>

HOUSE No.

[Pin Slip]

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE HOUSE, NO. 1370 OF 2023-2024.]

The Commonwealth of Massachusetts

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

An Act requiring notice to landlords relating to gas or electric shutoffs.

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 124 of Chapter 164 of the General Laws is hereby amended by inserting after the
2 word "relates" the following new paragraph:

3 When a tenant is the customer of record, a gas or electric company must provide notice of
4 delinquent charges to the owner of a rental dwelling unit if the owner notifies the gas or electric
5 company in writing that a property served by the gas or electric company is a residential rental
6 property, asks to be notified of a tenant's delinquency, and has provided, in writing, a complete
7 and accurate mailing address. The gas or electric company shall serve notice of the delinquent
8 charges to the owner of the rental dwelling unit within 14 days of the date on which the tenant's
9 charges became past due. If the tenant seeks to terminate a service agreement at the rental
10 dwelling unit or in the absence of a duly constituted customer of record, a gas or electric
11 company must provide notice of the proposed termination of service to the owner of a rental

12 dwelling unit if the owner notifies the gas or electric company in writing that a property served
13 by the gas or electric company is a residential rental property, asks to be notified of a tenant's
14 delinquency, and has provided, in writing, a complete and accurate mailing address. The gas or
15 electric company shall serve notice of the proposed termination or absence of a duly constituted
16 customer of record to the owner of the rental dwelling unit 14 days prior to any scheduled
17 termination of service.