

SENATE No. 232

The Commonwealth of Massachusetts

PRESENTED BY:

Paul R. Feeney

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 fair housing education for all real estate licensees.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	
<i>Paul R. Feeney</i>	<i>Bristol and Norfolk</i>	
<i>Pavel M. Payano</i>	<i>First Essex</i>	<i>10/21/2025</i>

SENATE No. 232

By Mr. Feeney, a petition (accompanied by bill, Senate, No. 232) of Paul R. Feeney for legislation to further fair housing in real estate. Consumer Protection and Professional Licensure.

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE SENATE, NO. 166 OF 2023-2024.]

The Commonwealth of Massachusetts

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

An Act requiring fair housing education for all real estate licensees.

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. Section 87SS of chapter 112, as appearing in the 2022 Official Edition, is
2 hereby amended by striking out the second sentence and inserting in place thereof the following
3 sentence:-

4 Every individual applicant for a license as a salesman who is required to take an
5 examination therefor shall, as a prerequisite to taking such examination, submit proof
6 satisfactory to the board that he has completed courses in real estate subjects approved by the
7 board, such courses to total 40 classroom hours of instruction and must include at least four
8 hours on fair housing law or diversity and inclusion in real estate; provided, however, that
9 applicants having successfully completed a course in real property while enrolled in an
10 accredited law school in the commonwealth may also take such examination.

SECTION 2. Section 87XX1/2 of said chapter 112 is hereby amended by striking out the first paragraph and inserting in place thereof the following paragraph:-

Any person holding a license as a real estate broker or salesman shall, within their renewal period, satisfactorily complete courses or programs of instruction approved by the board; provided that attendance at such courses or programs of instruction shall be no less than six hours but no more than twelve hours as determined by the board. The curriculum contained in such courses or programs shall contain at least six hours of instruction concerning or related to compliance with laws and regulations including at least two hours on fair housing law or diversity and inclusion in real estate and four hours selected from any of the following subjects: fair housing; equal employment opportunity; accessibility for the disabled; agency law; environmental issues in real estate; zoning and building codes; real estate appraisal and financing; property tax assessments and valuation; and real estate board regulations.