

# The Commonwealth of Massachusetts

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

SENATE, February 5, 2026.

The committee on Senate Ways and Means to whom was referred the Senate Bill to end housing discrimination in the Commonwealth (Senate, No. 2671), - reports, recommending that the same ought to pass with an amendment substituting a new draft entitled "An Act regarding fair housing practices in the Commonwealth" (Senate, No. 2947).

For the committee,  
Michael J. Rodrigues

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

## An Act regarding fair housing practices in the Commonwealth.

*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 55 of chapter 13, as appearing in the 2024 Official Edition, is  
2 hereby amended by adding the following sentence:- Not less than annually, the board shall  
3 publish: (i) a summary of complaints filed against license holders in the previous calendar year;  
4 (ii) the number and type of disciplinary actions taken by the board pursuant to section 87AAA of  
5 chapter 112, including, but not limited to, suspension, revocation or nonrenewal of a license;  
6 and (iii) the names of any license holder whose license has been revoked by the board pursuant  
7 to said section 87AAA of said chapter 112.

8 SECTION 2. Section 87AAA of chapter 112, as so appearing, is hereby amended by  
9 inserting after the word “discrimination”, in line 38, the following words:- , or any other agency  
10 that administers fair housing laws and is certified by the federal Assistant Secretary for Fair  
11 Housing and Equal Opportunity pursuant to the federal Fair Housing Act, 42 U.S.C. 3601  
12 through 42 U.S.C. 3619, inclusive.

13           SECTION 3. Said section 87AAA of said chapter 112, as so appearing, is hereby further  
14   amended by inserting after the word “commission”, in lines 38 to 39, inclusive, the following  
15   words:- or agency.

16           SECTION 4. Said section 87AAA of said chapter 112, as so appearing, is hereby further  
17   amended by inserting after the word “commission”, in line 44, the following words:- or agency.

18           SECTION 5. Section 87SS of said chapter 112, as so appearing, is hereby amended by  
19   striking out the second sentence and inserting in place thereof the following sentence:- Every  
20   individual applicant for a license as a salesman who is required to take an examination therefor  
21   shall, as a prerequisite to taking such examination, submit proof satisfactory to the board that  
22   such individual has completed courses in real estate subjects approved by the board; provided,  
23   however, that such courses shall total 40 classroom hours of instruction and shall include not less  
24   than 4 hours on fair housing law; and provided further, that applicants having successfully  
25   completed a course in real property while enrolled in an accredited law school in the  
26   commonwealth may also take such examination.

27           SECTION 6. Section 87XX1/2 of said chapter 112, as so appearing, is hereby amended  
28   by striking out the first paragraph and inserting in place thereof the following paragraph:-

29           A person holding a license as a real estate broker or salesman shall, within their renewal  
30   period, satisfactorily complete courses or programs of instruction approved by the board;  
31   provided, however, that attendance at such courses or programs of instruction shall be not less  
32   than 6 hours but not more than 12 hours as determined by the board. The curriculum contained in  
33   such courses or programs shall contain: (i) less than 2 hours on fair housing law; and (ii) not less  
34   than 4 hours selected from any of the following subjects: equal employment opportunity,

35 accessibility for individuals with disabilities, agency law, environmental issues in real estate,  
36 zoning and building codes, real estate appraisal and financing, property tax assessments and  
37 valuation and real estate board regulations.

38 SECTION 7. Section 87AAA of chapter 112 of the General Laws, as so appearing, is  
39 hereby amended by striking out, in line 49, the word “ninety” and inserting in place thereof the  
40 following figure:- 180.

41 SECTION 8. Said section 87AAA of said chapter 112, as so appearing, is hereby further  
42 amended by inserting after the third sentence the following sentence:- The board, after notice by  
43 the office of the attorney general that a court in a matter brought by the office of the attorney  
44 general has made a finding, which has become final, that a licensed broker or salesman  
45 committed an unlawful practice in violation of chapter 151B arising out of or in the course of the  
46 person’s occupation as a licensed broker or salesman, shall suspend the license of said broker or  
47 salesman for a period of 60 days; provided, however, that if the board determines that the  
48 violation by such licensed broker or salesman occurred within 2 years of the date of a prior  
49 finding by a court of a violation of said chapter 151B, which has become final, the board shall  
50 suspend the license of such broker or salesman for a period of 180 days. An agency empowered  
51 to make referrals to the board under this section, including the office of the attorney general,  
52 shall make all such referrals that qualify under this section.