

**Joint Committee on Consumer Protection and Professional Licensure  
2025-2026 (194<sup>th</sup>) Bill Summary**

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**BILL NUMBER:** H374

**TITLE:** An Act providing for tenant agents

**SPONSOR(S):** Galvin, William

**HEARING DATE:** July 14, 2025

**REPORTING DEADLINE:** September 12, 2025

**PRIOR HISTORY**

(2021-2022): H4957 - Accompanied a study order, see H5262.

(2023-2024): H298 – Accompanied a new draft, see H4474; Bill reported favorably by Committee and referred to the committee on House Steering, Policy and Scheduling; Ordered to a Third Reading (House).

**CURRENT LAW**

Section 87DDD1/2 of Chapter 112 of the Massachusetts General Laws governs real estate brokers and salesmen, as well as fees for finding accommodations. No person shall engage in the business of finding dwelling accommodations for prospective tenants for a fee unless such person is a licensed broker or salesman as defined in section 87PP of Chapter 112.

Effective August 1, 2025, Sections 43, 54 and 55 of the Fiscal Year 2026 General Appropriations Act (Chapter 9 of the Acts of 2025) require that residential rental broker's fees must be paid by the party contracting with the broker.

**SUMMARY**

This legislation seeks to add the stipulation that a real estate broker or salesperson may solely contract with tenants or prospective tenants.