

**JOINT COMMITTEE ON THE JUDICIARY  
BILL SUMMARY**

**BILL NO.** H1926

**TITLE:** An Act relative to tenant data privacy.

**SPONSOR:** Rep. Steven Owens

**COSPONSOR(S):** Rep. Lindsay N. Sabadosa

**HEARING DATE:** July 15, 2025

**PRIOR HISTORY:** None

**SENATE BILL:** None

**REPORTING DEADLINE:** September 13, 2025 (subject extensions, in accordance with House Rule 27)

**CURRENT LAW:** Section 9 of Chapter 19D of the General Laws grants residents of assisted living facilities rights such as privacy within the resident's unit and access to private communications.

Chapter 186 establishes requirements for landlords when renting their units to tenants regarding the services and procedures expected of them.

**BILL SUMMARY:** Section 1 – Adds a new chapter to the end of Chapter 186. It prevents landlords or third parties from collecting data on their tenants for smart access buildings without the express consent of the tenant and restricts the types of information that can be collected. It requires the destruction of data collected 90 days after collection or after a tenant vacates unless it is for error repair, security, compliance with a law or protected speech. It provides an exception if the data is anonymized and used when where removal of such data would render the smart access system inoperable. Information that is necessary to detect security incidents, protect against malicious, deceptive, fraudulent or illegal activity or prosecute those responsible for that activity, is necessary to debug to identify and repair errors that impair existing intended functionality, is protected speech under the United States Constitution or constitution of the commonwealth or is necessary to comply with another law or legal obligation. It requires the landlord to provide tenants with a written policy regarding their collection of data. Unlawful use sale or disclosure of data creates a cause of action against the landlord.