

**JOINT COMMITTEE ON THE JUDICIARY
BILL SUMMARY**

BILL NO.	H1907
TITLE:	An Act relative to appealing a notice of disinvitation.
SPONSOR:	Rep. David K. Muradian (by request of Rosemarie Rook)
COSPONSOR(S):	None
HEARING DATE:	April 8, 2025
PRIOR HISTORY:	None
RELATED BILL:	S1097 (Fattman)
CURRENT LAW:	<p>Section 120 of Chapter 266 of the General Laws prohibits trespass, defined as when a person, without right, enters or remains in or upon the dwelling house, buildings, boats or improved or enclosed land, wharf, or pier of another, or enters or remains in a school bus, after having been forbidden to do so by the person who has lawful control of the premises, whether directly or by notice posted thereon, or in violation of a court order. Punishment is a fine of not more than \$100 or imprisonment for not more than 30 days or both. An exception exists for tenants or occupants of residential premises who remain after a lawful tenancy or occupancy has been or is alleged to have been terminated. In that case, the owner or landlord may recover possession only through appropriate civil proceedings.</p>
BILL SUMMARY:	<p>This legislation adds 2 paragraphs to section 120 which include language permitting a person to file a complaint in District Court seeking to vacate a notice informing them they may no longer enter the premises without committing criminal trespass. The person must have a good faith reasonable belief that they have a right to access the premises. The court may order to vacate the written notice if there is a determination that the person who wrote the notice abused their discretion of control of the premises. This order will act as an affirmative defense to a prosecution for trespass.</p>