

**JOINT COMMITTEE ON FINANCIAL SERVICES
2025-2026 (194th) BILL SUMMARY**

Bill No: H4013

Title: AN ACT TO IMPROVE HEALTHCARE AND REDUCE CONSUMER COSTS

Sponsor(s): Rep. Carmine Lawrence Gentile (*Sudbury*) and Rep. Mike Connelly (*Cambridge*)

Hearing Date: October 27, 2025

Reporting Deadline: December 3, 2025

Prior History: None

Similar Matters: None

CURRENT LAW:

M.G.L. c. 12C Center for Health Information and Analysis §8, Reporting requirements for institutional providers and their parent organization and other affiliates §9, Reporting requirements for registered provider organizations §10 Reporting requirements for private and public health care payers and third-party administrators

M.G.L. c. 111 Public Health § 51 Hospitals, institutions for care of unwed mothers, or clinics; licensing

M.G.L. c. 175 Insurance §4 Examination of Companies

Chapter 343 Acts of 2024, An Act enhancing the market review process §64, amends M.G.L. c. 111 Public Health §51G Acute-care hospitals; original licensure process; determination of suitability and responsibility; factors

No original license will be granted, or renewed, to establish or maintain an acute-care hospital, if the main campus of the acute-care hospital is leased from a health care real estate investment trust.

Any acute-care hospital that, as of April 1, 2024, is leasing its main campus, the licensed premises within which most inpatient beds are located, from a health care real estate investment trust is exempt from this requirement. An exempt acute-care hospital will maintain its exempt status after a transfer to any transferee and subsequent transferees. A transferee or subsequent transferee of an acute-care hospital that is exempt from these requirements will be issued a license if the transferee otherwise satisfies all other requirements for licensure under this chapter.

No original license will be granted, or renewed, to establish or maintain an acute-care hospital unless all documents related to any lease, master lease, sublease, license or any other agreement for the use, occupancy or utilization of the premises occupied by the acute-care hospital are disclosed to the department upon application for licensure.

No original license will be granted, or renewed, to establish or maintain an acute-care hospital, unless the applicant complies with the reporting requirements established in *sections 8, 9 and 10 of chapter 12C*.

SUMMARY:

SECTION 1. The department of public health will not issue an original license to establish or maintain a for-profit hospital or a for-profit clinic providing ambulatory surgery.

SECTION 2. The department of public health will not grant a license to establish or maintain a for-profit acute care hospital.

SECTION 3. The insurance commissioner will not grant to any for-profit company, licenses or certificates of authority to issue policies of health insurance.

SECTION 4. This act will take effect 18 months following enactment.