

The Commonwealth of Massachusetts

JOURNAL OF THE SENATE.



THURSDAY, FEBRUARY 12, 2026

[13]

JOURNAL OF THE SENATE

Thursday, February 12, 2026.

Met at thirteen minutes past eleven o'clock A.M. (Ms. Comerford in the Chair).

The Chair (Ms. Comerford), members, guests and staff then recited the pledge of allegiance to the flag.

Pledge of
allegiance.

Distinguished Guests.

There being no objection, the Chair (Mr. Brownsberger) handed the gavel to Ms. Miranda and Mr. DiDomenico for the purpose of an introduction. They then introduced, in the rear of the Chamber, Massachusetts State Trooper Rasan Charles. Trooper Charles was recognized for his courageous and compassionate response to a mental health crisis, reflecting the highest standards of service, professionalism and humanity. The Senate applauded his heroic efforts and he was presented with a Senate Citation. Trooper Charles then briefly addressed the Senate from the Rostrum and he withdrew from the Chamber.

State Trooper
Rasan Charles.

There being no objection, during consideration of the Orders of the Day, the following guests were introduced:

The Chair (Mr. Brownsberger) handed the gavel to Messrs. Keenan and Payano for the purpose of an introduction. They then introduced, at the front of the Chamber, Kim Patel, Emily Mbi Ojong and Tejasui Kalluri, students from Fontbonne Academy that reside in Quincy. Also among the group was Valentina Hernandez a student at Stoneleigh-Burnham School, who resides in Lawrence. The students were visiting the State House advocating for our climate through policy change, education, and sustainable practices. The Senate welcomed them with applause and they withdrew from the Chamber.

Kim Patel, Emily
Mbi Ojong,
Tejasui Kalluri,
and Valentina
Hernandez.

The Chair (Ms. Creem) handed the gavel to Mr. Brady, Ms. Miranda and Mr. Collins for the purpose of an introduction. They then introduced, in the rear of the Chamber, Nadia Dias Monteiro, an intern in Senator Brady's office. Ms. Monteiro is from Cape Verde and currently resides in Dorchester. Her father, José Filomeno Monteiro, was a Cape Verdean politician who was the Minister of Foreign Affairs from 2024 to 2025. The Senate welcomed her with applause and she withdrew from the Chamber.

Nadia Dias
Monteiro.

Communications.

The following reports were severally received and placed on file, to wit:

Communication from the Honorable Karen E. Spilka, President of the Senate, announcing the appointments of Cindy F. Friedman (Chair), Brendan P. Crighton, Paul R. Feeney and Barry R. Finegold (pursuant to House Order No. 5011) to the special joint committee on initiative petitions (received February 11, 2026);

Initiative petitions
committee,--
appointments.
SD3679

Communication from the Honorable Bruce E. Tarr, Minority Leader of the Senate, announcing the appointments of Ryan C. Fattman (pursuant to House Order No. 5011) to the special joint committee on initiative petitions (received February 12, 2026); and

Initiative petitions
committee,--
appointments.
SD3681
Senator Michael O.
Moore,-- Chapter
268A.

Communication from the Honorable Michael O. Moore, in compliance with Massachusetts General Laws Chapter 268A (received Thursday, February 12, 2026 at a quarter before two o'clock P.M.).

Reports.

The following reports were severally received and placed on file, to wit:

Report of the Executive Office of Public Safety and Security (pursuant to Section 18X of Chapter 6A of the General Laws) submitting its Sexual Assault Evidence Collection Kit (SAECK) FY25 annual summary report (received February 6, 2026);

EOPSS,-- SAECK
FY25 annual
report.
SD3669
EOEA,-- MassDEP
FY25 Fees annual
report.
SD3670

Report of the Executive Office of Energy and Environmental Affairs (pursuant Section 18 of Chapter 21A of General Laws) submitting its MassDEP Fees FY25 annual report (copies having been forwarded to the Chair of the Senate Committee on Ways and Means and the Senate Chair of the Joint Committee on Environment and Natural Resources) (received February 9, 2026);

Report of the Executive Office for Administration and Finance (pursuant to Chapter 88 of the Acts of 2024, Section 10 of Chapter 1 of the Acts of 2025, and Section 88 of Chapter 73 of the Acts of 2025) submitting its Emergency Housing Assistance Program bi-weekly report (a copy having been forwarded to the Chair of the Senate Committee on Ways and Means) (received February 10, 2026);

A&F,-- EA
Housing bi-weekly
report.
SD3671

Report of the Department of Public Health (pursuant to 105 CMR 451.403) submitting a report on the inspection of Bridgewater Complex Food Service on December 15, 2025, the Plan of Correction (POC) from the facility and the POC acceptance letter from the Division of Environmental Health Regulations and Standards (EHRS) (received February 10, 2026);

DPH,--
Bridgewater
Complex Food
Service Inspection
report.
SD3672
MDAA,-- Non-
Consensual Minor
report.
SD3678

Report of the Massachusetts District Attorneys Association with assistance from the district attorneys' offices (pursuant to Section 29D of Chapter 272 of the General Laws) submitting its number of cases and arraignments on dissemination or possession of non-consensual explicit visual material by a minor (a copy having been forwarded to the Senate Chair of the Joint Committee on the Judiciary) (received February 11, 2026); and

Report of Mass Development (pursuant to line item 7002-0040 of Section 2 of Chapter 140 of the Acts of 2024) submitting its Small Business Technical Assistance Grant Program FY25 report (copies having been forwarded to the Chair of the Senate Committee on Ways and Means and the Senate Chair of the Joint Committee on Community Development and Small Businesses) (received February 11, 2026).

MassDev,-- small
business FY25
report.
SD3680

Petitions.

Petitions were severally presented and referred as follows:

Ms. Miranda presented a petition (accompanied by bill, Senate, No. 2956) of Liz Miranda (with approval of the mayor and city council) for legislation to amend the operations of the city of Boston Finance Commission to establish the Boston Inspector General Oversight Commission,-- **and the same was referred, under Senate Rule 20, to the committee on Municipalities and Regional Government.**

Boston Finance
Commission.

Sent to the House for concurrence.

By Mr. Brady, a petition (accompanied by bill) (subject to Joint Rule 12) of Michael D. Brady for legislation to establish a Resolution Trust Fund for receipt of reasonable mortgage payments;

Resolution Trust
Fund,-- mortgage
payments.
SD3674
Federal officers,--
liability.
SD3677

By Mr. Brownsberger, a petition (accompanied by bill) (subject to Joint Rule 12) of William N. Brownsberger, Cindy F. Friedman, Pavel M. Payano, Cynthia Stone Creem, and other members of the General Court for legislation relative to violations of the United States Constitution under color of law;

By Ms. Comerford, a petition (accompanied by bill) (subject to Joint Rule 12) of Joanne M. Comerford and Paul W. Mark for legislation to clarify the operation of the Franklin Regional Council of Governments; and

Franklin Regional
Council of
Governments.
SD3676
Rest homes,--
medication.
SD3673

By Mr. Moore, a petition (accompanied by bill) (subject to Joint Rule 12) of Michael O. Moore for legislation relative to medication administration in rest homes;

Severally, under Senate Rule 20, to the committees on Rules of the two branches, acting concurrently.

PAPERS FROM THE HOUSE.

Notice was received from the House of Representatives announcing the following appointments by the Speaker:

Representatives Peisch of Wellesley, Hogan of Stow, Moran of Lawrence and Day of Stoneham have been appointed to serve as his designees (under the provisions of House order No. 5011) to the special joint committee established for the purpose of considering the initiative petitions.

Initiative petitions
committee,--
appointments.

Notice was received from the House of Representatives announcing the following appointment by the Minority Leader:

Representative Vieira of Falmouth has been appointed to serve as his designee (under the provisions of House order No. 5011) to the special joint committee established for the purpose of considering the initiative petitions.

Id.

Petitions were severally referred, in concurrence, as follows, to wit:

Petition (accompanied by bill, House, No. 5083) of Kelly W. Pease (with the approval of the mayor and city council) that the city of Westfield be authorized to convert one seasonal off-premises all alcoholic beverages license to an annual license in said city; and

Westfield,-- liquor
license.

Petition (accompanied by bill, House, No. 5084) of David T. Vieira, Steven George Xiarhos and Dylan A. Fernandes (by vote of the town) that the town of Bourne be authorized to grant a non-transferable license for the sale of alcoholic beverages not to be drunk on the premise in said town;

Bourne,-- liquor
license.

Severally to the committee on Consumer Protection and Professional Licensure.

Petition (accompanied by bill, House, No. 5102) of Bradley H. Jones, Jr., Richard M. Haggerty and Jason M. Lewis (by vote of the town) relative to the charter of the town of Reading;

Reading,-- charter.

To the committee on Municipalities and Regional Government.

Petition (accompanied by bill, House, No. 5103) of Bradley H. Jones, Jr., Richard M. Haggerty and Jason M. Lewis (by vote of the town) that the town of Reading be authorized to establish a means tested senior citizen property tax exemption in said town;

Reading,-- senior
property tax
exemption.

To the committee on Revenue.

Bills

To protect against election misinformation (House, No. 5093,-- on House, No. 76); and

Enhancing disclosure requirements for synthetic media in political advertising (House, No. 5094, amended,-- on House, No. 846);

Elections,--
misinformation.
Political
advertising.

Were severally read and, under Senate Rule 27, referred to the committee on Ways and Means.

Bills

Relative to real property tax deferrals in the town of Wellesley (House, No. 4143,-- on petition) [Local approval received]; and

Wellesley,--
property tax.

Authorizing Nick Santos to take the civil service examination for the position of police officer in the city of Haverhill notwithstanding the maximum age requirement (House, No. 4390,-- on petition) [Local approval received];

Haverhill,-- Nick Santos.

Were severally read and, under Senate Rule 26, placed in the Orders of the Day for the next session.

Recess.

There being no objection, at fourteen minutes past eleven o'clock A.M., the Chair (Ms. Comerford) declared a recess, subject to the call of the Chair; and at eighteen minutes past one o'clock P.M., the Senate reassembled, Mr. Brownsberger in the Chair.

Recess.

Quorum.

At twenty minutes past one o'clock P.M, Ms. Miranda doubted the presence of a quorum.

Quorum.

The Chair (Mr. Brownsberger), having determined that a quorum was not in attendance, then directed the Sergeant-at-Arms to secure the presence of a quorum.

Subsequently, at twenty-eight minutes past one o'clock P.M., a quorum was declared present.

Moment of Silence.

At the request of the Chair (Mr. Brownsberger), the members, guests and staff stood in a moment of silence and reflection to the memory of John Airasian.

Moment of silence.

PAPERS FROM THE HOUSE

Engrossed Bills.

The following engrossed bills (the first of which originated in the Senate), having been certified by the Senate Clerk to be rightly and truly prepared for final passage, were severally passed to be enacted and were signed by the Acting President (Mr. Brownsberger) (having been appointed by the President, under authority conferred by Senate Rule 4, to perform the duties of the Chair) and laid before the Governor for her approbation, to wit:

Amending the charter of the town of Rockland (see Senate, No. 2716, amended);

Bills laid before the Governor.

Authorizing the town of Williamstown to expand financial eligibility for senior property tax exemption (see House, No. 3026); and

Authorizing the town of Rochester to continue the employment of fire chief Scott Weigel (see House, No. 4235).

Matters Taken out of the Notice Section of the Calendar.

There being no objection, the following matters were taken out of the Notice Section of the Calendar and considered as follows:

The House Bill amending the charter of the city known as the town of Agawam to strike the reference to the board of appeals (House, No. 4380, amended),-- **was read a third time and passed to be engrossed, in concurrence.**

Agawam,-- charter.

The Senate Bill relative to the election of the mayor, city councilor and school committee in the city of Brockton (Senate, No. 2510),-- was read a third time.

Brockton elections.

Pending the question on passing the bill to be engrossed, Mr. Brady moved to amend the bill by substituting a new draft entitled: "An Act establishing residency requirements for

the offices of mayor, city councilor and school committee in the city of Brockton” (Senate, No. 2957).

The amendment was adopted.

The bill (Senate, No. 2957) was then passed to be engrossed.

Sent to the House for concurrence.

PAPERS FROM THE HOUSE.

Petitions were severally referred, in concurrence, as follows, to wit:

Petition (accompanied by bill, House, No. 5114) of David M. Rogers, William N. Brownsberger and others relative to consumer connected devices;

Consumer,--
connected devices.

Under suspension of Joint Rule 12, to the committee on Consumer Protection and Professional Licensure.

Petition (accompanied by bill, House, No. 5113) of Margaret R. Scarsdale that the Department of Conservation and Recreation be authorized to designate a certain trail in the J. Harry Rich State Forest in the town of Groton as the Marion Stoddart riverwalk;

Groton,-- Marion
Stoddart riverwalk.

Under suspension of Joint Rule 12, to the committee on Environment and Natural Resources.

Petition (accompanied by bill, House, No. 5112) of David M. Rogers relative to prohibiting genetic discrimination in insurance;

Insurance,-- genetic
discrimination.

Under suspension of Joint Rule 12, to the committee on Financial Services.

Petition (accompanied by bill, House, No. 5111) of David M. Rogers and Andrea Campbell (Attorney General) relative to prohibiting anticompetitive conduct and agreements and strengthening the Massachusetts Antitrust Act; and

MA Antitrust Act.

Petition (accompanied by bill, House, No. 5116) of Christopher J. Worrell for legislation to designate the Dorchester division of the Boston Municipal Court as Judge Leslie E. Harris courthouse;

Dorchester,--
Judge Leslie E.
Harris courthouse.

Severally, under suspension of Joint Rule 12, to the committee on the Judiciary.

Petition (accompanied by bill, House, No. 5115) of Kate Hogan for legislation to establish statewide food truck regulations;

Food truck,--
regulations.

Under suspension of Joint Rule 12, to the committee on Public Health.

Report of Committees.

By Ms. Lovely, for the committees on Rules of the two branches, acting concurrently, that the Senate Order, granting the committee on Financial Service be granted until March 2, 2026, within which time to make its final report on current Senate documents numbered 676, 700, 722, 725, 736, 752, and 767 relative to financial services matters (Senate, No. 2794),-- ought to be adopted.

Financial
Services,--
extension order.

The rules were suspended on motion of Mr. Feeney and, after remarks the order was considered forthwith and adopted.

Orders of the Day.

The Orders of the Day were considered as follows:

Bills

Relative to PEG access and cable related funds (Senate, No. 1454);

Second reading
bills.

Directing the city of Boston Police Department to waive the maximum age requirement for Pierre Charles Darius of Mattapan (House, No. 3925);

Directing the city of Boston Police Department to waive the maximum age requirement for police officers for Keny Gateau (House, No. 3926);

Directing the city of Boston Police Department to waive the maximum age requirement for police officers for Jean E. Roseney (House, No. 3927);

Directing the city of Boston Police Department to waive the maximum age requirement for police officers for Adam Watt (House, No. 3928);

Directing the city of Boston Police Department to waive the maximum age requirement for police officers for Chris Glaropoulos (House, No. 4092);

Directing the city of Boston police department to waive the maximum age requirement for police officers for Jason DeLeon (House, No. 4142);

Directing the city of Boston Police Department to waive the maximum age requirement for police officers for Gissell Melo (House, No. 4246);

Relative to the annual town meeting for the town of Orange (House, No. 4717, amended);

Authorizing the city known as the town of Bridgewater to amend its charter for gender neutral language (House, No. 4781);

Authorizing the town of Milton to grant additional licenses for the sale of all alcoholic beverages to be drunk on the premises (House, No. 4813); and

Authorizing the select board of the town of Arlington to place upon a town ballot a question to increase the number of licenses for the sale of all alcoholic beverages not to be drunk on the premises (House, No. 4815).

Were severally read a second time and ordered to a third reading.

The Senate Bill relative to modernizing the pathway to becoming a certified public accountant (Senate, No. 209),-- was read a second time and, was amended, as previously recommended by the committee on Ways and Means substituting a new draft with the same title (Senate, No 2946).

After remarks, the bill (Senate, No. 2946) was then ordered to a third reading and read a third time.

The question on passing the bill to be engrossed was determined by a call of the yeas and nays, at one minute past two o'clock P.M., on motion of Mr. Cronin, as follows to wit (yeas 37 – nays 0) **[Yeas and Nays No. 133]:**

Certified public
accountant,--
requirements.

YEAS.

Barrett, Michael J.
Brady, Michael D.
Brownsberger, William N.
Collins, Nick
Comerford, Joanne M.
Creem, Cynthia Stone
Crighton, Brendan P.
Cronin, John J.
Cyr, Julian
DiDomenico, Sal N.
Dooner, Kelly A.
Driscoll, Jr., William J.
Durant, Peter J.
Edwards, Lydia
Eldridge, James B.
Fattman, Ryan C.
Feeney, Paul R.
Fernandes, Dylan A.
Finegold, Barry R.

Friedman, Cindy F.
Gómez, Adam
Jehlen, Patricia D.
Keenan, John F.
Kennedy, Robyn K.
Lewis, Jason M.
Lovely, Joan B.
Mark, Paul W.
Miranda, Liz
Montigny, Mark C.
Moore, Michael O.
O'Connor, Patrick M.
Oliveira, Jacob R.
Payano, Pavel
Rausch, Rebecca L.
Rodrigues, Michael J.
Rush, Michael F.
Tarr, Bruce E. – **37.**

NAYS – 0.

ABSENT OR NOT VOTING.

Velis, John C. – 1.

The yeas and nays having been completed at eight minutes past two o'clock P.M., the bill was passed to be engrossed.

Sent to the House for concurrence.

There being no objection, during consideration of the Orders of the Day, the following matters were considered as follows:

Reports of a Committee.

By Ms. Lovely, for the committees on Rules of the two branches, acting concurrently, that the Senate Order, granting the committee on the Judiciary be granted until March 2, 2026, within which time to make its final report on current Senate documents numbered 288, 1028, 1033, 1035, 1039, 1041, 1043, 1059, 1062, 1064, 1065, 1067, 1068, 1073, 1075, 1077, 1101, 1109, 1113, 1116, 1122, 1127, 1133, 1134, 1137, 1138, 1140, 1142, 1143, 1146, 1149, 1175, 1176, 1177, 1178, 1183, 1184, 1186, 1196, 1198, 1200, 1203, 1205, 1221, 1230, 1231, 1232, 1236, 1238, 1242, 1243, 1244, 1245, 1247, 1248, 1260, 1262, 1267, 1276, 1282, 1284, and 2446, relative to judiciary matters (Senate, No. 2788),-- ought to be adopted.

The Judiciary,--
extension order.

The rules were suspended, on motion of Ms. Edwards, and the order was considered forthwith.

Pending the question on adoption of the order, Ms. Edwards moved to amend the order by striking the following bills: S1077, S1113, S1137, S1140, S1142, S1149, S1175, S1176, S1198, S1243, S1248 and S2446.

The amendment was adopted.

The order (Senate, No. 2788, as amended), was then adopted.

By Ms. Lovely, for the committees on Rules of the two branches, acting concurrently, that the Senate Order, granting the committee on Housing be granted until February 27, 2026, within which time to make its final report on current Senate documents numbered 965, 967, 994, 995, and 1016, relative to housing matters (Senate, No. 2791),-- ought to be adopted.

Housing,--
extension order.

The rules were suspended on motion of Mr. Feeney and the order was considered forthwith and adopted.

Reports of Committees.

By Ms. Lovely, for the committees on Rules of the two branches, acting concurrently, that Joint Rule 12 be suspended on the Senate petition of Nick Collins and Liz Miranda for legislation to designate the Dorchester division of the Boston municipal court as Judge Leslie E. Harris courthouse.

Dorchester
courthouse,--
Judge Leslie E.
Harris.
SD3598

Senate Rule 36 was suspended, on motion of Mr. Collins, and the report was considered forthwith. Joint Rule 12 was suspended; and after remarks, the petition (accompanied by bill) was referred to the committee on the Judiciary.

Sent to the House for concurrence.

By Ms. Lovely, for the committees on Rules of the two branches, acting concurrently, that Joint Rule 12 be suspended on the Senate petition of William N. Brownsberger and David M. Rogers for legislation relative to consumer connected devices.

Consumers,--
connected devices.
SD3606

Senate Rule 36 was suspended, on motion of Ms. Rausch, and the report was considered forthwith. Joint Rule 12 was suspended; and the petition (accompanied by bill) was referred to the committee on Consumer Protection and Professional Licensure.

By Ms. Lovely, for the committees on Rules of the two branches, acting concurrently, that Joint Rule 12 be suspended on the Senate petition of Rebecca L. Rausch for legislation to support the pursuit of justice against ICE.

ICE,-- supporting
justice.
SD3639

Senate Rule 36 was suspended, on motion of Ms. Rausch, and the report was considered forthwith. Joint Rule 12 was suspended; and the petition (accompanied by bill) was referred to the committee on the Judiciary.

By Ms. Lovely, for the committees on Rules of the two branches, acting concurrently, that Joint Rule 12 be suspended on the Senate petition of Rebecca L. Rausch for legislation to melt ICE defenses.

ICE defenses.
SD3641

Senate Rule 36 was suspended, on motion of Ms. Rausch, and the report was considered forthwith. Joint Rule 12 was suspended; and the petition (accompanied by bill) was referred to the committee on the Judiciary.

By Ms. Lovely, for the committees on Rules of the two branches, acting concurrently, that Joint Rule 12 be suspended on the Senate petition of Rebecca L. Rausch for legislation to get ICE out of families.

ICE,-- families.
SD3636

Senate Rule 36 was suspended, on motion of Ms. Rausch, and the report was considered forthwith. Joint Rule 12 was suspended; and the petition (accompanied by bill) was referred to the committee on Public Safety and Homeland Security.

By Ms. Lovely, for the committees on Rules of the two branches, acting concurrently, that Joint Rule 12 be suspended on the Senate petition of Rebecca L. Rausch for legislation to de-ICE Massachusetts law enforcement.

ICE,-- MA law
enforcement.
SD3638

Senate Rule 36 was suspended, on motion of Ms. Rausch, and the report was considered forthwith. Joint Rule 12 was suspended; and the petition (accompanied by bill) was referred to the committee on Public Safety and Homeland Security.

By Ms. Lovely, for the committees on Rules of the two branches, acting concurrently, that Joint Rule 12 be suspended on the Senate petition of Rebecca L. Rausch for legislation to uncover ICE.

ICE,-- undercover
registration.
SD3643

Senate Rule 36 was suspended, on motion of Ms. Rausch, and the report was considered forthwith. Joint Rule 12 was suspended; and the petition (accompanied by bill) was referred to the committee on Transportation.

Severally sent to the House for concurrence.

Orders of the Day.

The Orders of the Day were further considered as follows:

The Senate Bill modernizing protections for consumers in automobile transactions (Senate, No. 228),-- was read a second time.

Auto transactions,-
- protections.

After remarks, pending the question on adoption of the amendment previously recommended by the committee on Ways and Means substituting a new draft with the same title (Senate, No. 2945), and pending the main question on ordering the bill to a third reading, Mr. Tarr moved to amend the pending new draft by striking, in line 16, "175,000 miles" and by inserting in place thereof the following:- "150,000 miles".

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After remarks, the amendment was *rejected*.

The Ways and Means amendment was then adopted.

The bill (Senate, No. 2945) was then ordered to a third reading and read a third time.

The question on passing the bill to be engrossed was determined by a call of the yeas and nays, at nine minutes before three o'clock P.M., on motion of Mr. Feeney, as follows to wit (yeas 38 – nays 0) [Yeas and Nays No. 134]:

YEAS.

Barrett, Michael J.
Brady, Michael D.

Friedman, Cindy F.
Gómez, Adam

Brownsberger, William N.
Collins, Nick
Comerford, Joanne M.
Creem, Cynthia Stone
Crighton, Brendan P.
Cronin, John J.
Cyr, Julian
DiDomenico, Sal N.
Dooner, Kelly A.
Driscoll, Jr., William J.
Durant, Peter J.
Edwards, Lydia
Eldridge, James B.
Fattman, Ryan C.
Feeney, Paul R.
Fernandes, Dylan A.
Finegold, Barry R.

Jehlen, Patricia D.
Keenan, John F.
Kennedy, Robyn K.
Lewis, Jason M.
Lovely, Joan B.
Mark, Paul W.
Miranda, Liz
Montigny, Mark C.
Moore, Michael O.
O'Connor, Patrick M.
Oliveira, Jacob R.
Payano, Pavel
Rausch, Rebecca L.
Rodrigues, Michael J.
Rush, Michael F.
Spilka, Karen E.
Tarr, Bruce E. – 38.

NAYS – 0.

ABSENT OR NOT VOTING.

Velis, John C. – 1.

**The yeas and nays having been completed at two minutes before three o'clock P.M., the bill was passed to be engrossed.
Sent to the House for concurrence.**

Moment of Silence.

At the request of the Chair (Mr. Brownsberger), the members, guests and staff stood in a moment of silence and reflection to the memory of Nancy Driscoll.

Moment of silence.

Orders of the Day.

The Orders of the Day were further considered as follows:

Ms. Creem in the Chair, the Senate Bill to end housing discrimination in the Commonwealth (Senate, No. 2671),-- was read a second time.

Housing
discrimination.

After remarks, pending the question on adoption of the amendment, previously recommended by the committee on Ways and Means, substituting a new draft with the same title (Senate, No. 2947), and pending the main question on ordering the bill to a third reading, Mr. Tarr moved to amend the pending new draft by inserting after section _ the following section:-

“SECTION . Chapter 112 is hereby further amended by inserting after section 87AAB the following section:-

Section 87AAC. (a) Any municipality, public agency, or subrecipient that receives federal housing or community development funds administered by the United States Department of Housing and Urban Development and that operates housing programs within the commonwealth shall annually certify to the attorney general that its programs and policies comply with the Fair Housing Act and Title VI of the Civil Rights Act of 1964. The certification shall be submitted on a form prescribed by the attorney general and shall be signed by the chief executive officer of the municipality or agency.

(b) If HUD issues a request for information, finding, or determination concerning a municipality's compliance with federal civil rights requirements, the municipality shall, within 30 days of receipt of HUD's notice, provide a copy of HUD's notice and any response or corrective action plan to the attorney general and the board. The municipality shall also

submit a corrective action plan to the attorney general and the board within 30 days of HUD's notice describing steps to remedy any noncompliance and timelines for implementation.

(c) Failure to submit the certification or to comply with a required corrective action plan may be considered by the board and the attorney general in any licensing, enforcement, or procurement proceeding involving the municipality or its contractors.”

After debate, the question on adoption of the amendment was determined by a call of the yeas and nays at twenty-six minutes before four o'clock P.M., on motion of Mr. Tarr, as follows, to wit (yeas 6 – nays 30) **[Yeas and Nays No. 135]:**

YEAS.

Brady, Michael D.
Dooner, Kelly A.
Durant, Peter J.

Fattman, Ryan C.
O'Connor, Patrick M.
Tarr, Bruce E. – **6.**

NAYS.

Barrett, Michael J.
Brownsberger, William N.
Collins, Nick
Comerford, Joanne M.
Creem, Cynthia Stone
Crighton, Brendan P.
Cronin, John J.
DiDomenico, Sal N.
Driscoll, Jr., William J.
Edwards, Lydia
Eldridge, James B.
Feeney, Paul R.
Fernandes, Dylan A.
Finegold, Barry R.
Friedman, Cindy F.

Gómez, Adam
Jehlen, Patricia D.
Keenan, John F.
Kennedy, Robyn K.
Lewis, Jason M.
Lovely, Joan B.
Mark, Paul W.
Miranda, Liz
Montigny, Mark C.
Moore, Michael O.
Oliveira, Jacob R.
Payano, Pavel
Rausch, Rebecca L.
Rodrigues, Michael J.
Rush, Michael F. – **30.**

ABSENT OR NOT VOTING.

Cyr, Julian

Velis, John C. – **2.**

The yeas and nays having been completed at eighteen minutes before four o'clock P.M., the amendment was *rejected*.

Ms. Kennedy moved that the proposed new draft be amended in section 5, by striking out, in line 20, the word “salesman” and inserting in place thereof the following word:- “salesperson”;

In section 6, by striking out, in line 29, the word “salesman” and inserting in place thereof the following word:- “salesperson”;

In section 8, by striking out, in lines 44, 46, 47, 48 and 50, the word “salesman” and inserting in place thereof, in each instance the following word:- “salesperson”;

By inserting after section 1 the following 17 sections:-

“SECTION 1A. Section 87PP of chapter 112 of the General Laws, as appearing in the 2024 official edition, is hereby amended by striking out, in line 4, the word ‘salesmen’ and inserting in place thereof the following word:- salespersons.

SECTION 1B. Said section 87PP of said chapter 112, as so appearing, is hereby further amended by striking out the definition of ‘Real estate salesman’ and inserting in place thereof the following definition:-

‘Real estate salesperson’ or ‘salesperson’, an individual who performs or engages in any transaction included in the foregoing definition of broker, except the completing of

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negotiation of any agreement or transaction which results or is intended to result in sale, exchange, purchase, renting or leasing of any real estate.

SECTION 1C. Section 87QQ of said chapter 112, as so appearing, is hereby amended by striking out, in line 5, the word ‘salesman’ and inserting in place thereof the following word:- salesperson.

SECTION 1D. Section 87RR of said chapter 112, as so appearing, is hereby amended by striking out, in lines 2, 5, 7, 8, 11 and 12, 13, 16, 20 and 21, 22 and 28, the word ‘salesman’ and inserting in place thereof, in each instance, the following word:- salesperson.

SECTION 1E. Section 87SS of said chapter 112, as so appearing, is hereby amended by striking out, in lines 1, 26 and 32, the word ‘salesman’ and inserting in place thereof, in each instance, the following word:- salesperson.

SECTION 1F. Said section 87SS of said chapter 112, as so appearing, is hereby further amended by striking out, in lines 35 and 43, the word ‘salesman’s’ and inserting in place thereof, in each instance, the following word:- salesperson’s.

SECTION 1G. Section 87UU of said chapter 112, as so appearing, is hereby amended by striking out, in lines 53 and 56, the word ‘salesman’ and inserting in place thereof, in each instance, the following word:- salesperson.

SECTION 1H. Said section 87UU of said chapter 112, as so appearing, is hereby further amended by striking out, in line 57, the word ‘salesman’s’ and inserting in place thereof the following word:- salesperson’s.

SECTION 1I. Section 87VV of said chapter 112, as so appearing, is hereby amended by striking out, in lines 1, 2, 3, 5 and 6, the word ‘salesman’ and inserting in place thereof, in each instance, the following word:- salesperson.

SECTION 1J. Section 87WW of said chapter 112, as so appearing, is hereby amended by striking out, in lines 2 and 6, the word ‘salesman’ and inserting in place thereof, in each instance, the following word:- salesperson.

SECTION 1K. Said section 87WW of said chapter 112, as so appearing, is hereby further amended by striking out, in line 8, the word ‘salesmen’ and inserting in place thereof the following word:- salespersons.

SECTION 1L. Section 87XX of said chapter 112, as so appearing, is hereby amended by striking out, in lines 3, 6, 10 and 32, the word ‘salesman’ and inserting in place thereof, in each instance, the following word:- salesperson.

SECTION 1M. Said section 87XX of said chapter 112, as so appearing, is hereby further amended by striking out, in lines 39 and 42, the word ‘salesmen’ and inserting in place thereof, in each instance, the following word:- salespersons.

SECTION 1N. Section 87XX1/2 of said chapter 112, as so appearing, is hereby amended by striking out, in lines 49 and 55, the word ‘salesman’ and inserting in place thereof, in each instance, the following word:- salesperson.

SECTION 1O. Section 87YY1/2 of said chapter 112, as so appearing, is hereby amended by striking out, in lines 2 and 6, the word ‘salesmen’ and inserting in place thereof, in each instance, the following word:- salespersons.

SECTION 1P. Section 87ZZ of said chapter 112, as so appearing, is hereby amended by striking out, in lines 4 and 16, the word ‘salesman’s’ and inserting in place thereof, in each instance, the following word:- salesperson’s.

SECTION 1Q. Section 87AAA of said chapter 112, as so appearing, is hereby amended by striking out, in lines 3, 16, 18, 40, 42, 43, 45, 48, 65 and 79, the word ‘salesman’ and inserting in place thereof, in each instance, the following word:- salesperson.”;

By inserting after section 2 the following section:-

“SECTION 2A. Said section 87AAA of said chapter 112, as so appearing, is hereby further amended by striking out, in lines 60 and 67, the word ‘salesmen’ and inserting in place thereof, in each instance, the following word:- salespersons.”; and

By adding the following 4 sections:-

“SECTION 9. Section 87AAA3/4 of said chapter 112, as so appearing, is hereby amended by striking out, in line 2, the word ‘salesmen’ and inserting in place thereof the following word:- salespersons.

SECTION 10. Said section 87AAA3/4 of said chapter 112, as so appearing, is hereby further amended by striking out, in lines 22, 26, 41, 43, 46, 63 and 67, the word ‘salesman’ and inserting in place thereof, in each instance, the following word:- salesperson.

SECTION 11. Section 87CCC of said chapter 112, as so appearing, is hereby amended by striking out, in line 2 and 3, the word ‘salesman’ and inserting in place thereof, in each instance, the following word:- salesperson.

SECTION 12. Section 87DDD1/2 of said chapter 112, as so appearing, is hereby amended by striking out, in line 3, the word ‘salesman’ and inserting in place thereof the following word:- salesperson.”

After remarks, the amendment was adopted.

Mr. Payano moved that the proposed new draft be amended in section 1, by striking out, in lines 4 to 7, inclusive, the words “(ii) the number and type of disciplinary actions taken by the board pursuant to section 87AAA of chapter 112, including, but not limited to, suspension, revocation or nonrenewal of a license; and (iii) the names of any license holder whose license has been revoked by the board pursuant to said section 87AAA of said chapter 112” and inserting in place thereof the following words:- “(ii) the number and type of disciplinary actions taken by the board related to discriminatory practices, including, but not limited to, any disciplinary action taken pursuant to section 87AAA of chapter 112; and (iii) the names of any license holder whose license has been suspended or revoked by the board as a result of the license holder engaging in discriminatory practices.”; and

In section 6, by inserting after the words “contain: (i)”, in line 33, the following word:- “not”.

After remarks, the amendment was adopted.

Mr. Tarr moved that the proposed new draft be amended by inserting after section _ the following section:-

“SECTION . Section 87AAA of chapter 112 as appearing in 2024 official edition is hereby amended by inserting at the end thereof the following:- ‘The board shall adopt rules and enter into memoranda of understanding with the office of the attorney general, the United States Department of Housing and Urban Development and HUD certified fair housing agencies to establish procedures for referrals, information sharing, and coordination of investigations and enforcement actions. When a referral involves conduct that is the subject of an open federal investigation or a federal administrative determination, the board may stay its own proceedings for a reasonable period not to exceed 180 days to permit completion of the federal process, unless the board finds that an immediate action is necessary to protect the public. The board shall give priority to referrals that involve federally funded housing programs.’”

The amendment was *rejected*.

Mr. Keenan moved that the proposed new draft be amended in line 3 by inserting after the word “year” the following words:- “; provided, that all personally identifiable information published in said summary shall be deidentified”.

After remarks, the amendment was adopted.

The Ways and Means amendment, as amended was then adopted.

The bill (Senate, No. 2947, amended) was then ordered to a third reading and read a third time.

The question on passing the bill to be engrossed was determined by a call of the yeas and nays, at four minutes before four o'clock P.M., on motion of Mr. Gomez, as follows to wit (yeas 38 – nays 0) **[Yeas and Nays No. 136]:**

YEAS.

Barrett, Michael J.	Friedman, Cindy F.
Brady, Michael D.	Gómez, Adam
Brownsberger, William N.	Jehlen, Patricia D.
Collins, Nick	Keenan, John F.
Comerford, Joanne M.	Kennedy, Robyn K.
Creem, Cynthia Stone	Lewis, Jason M.
Crighton, Brendan P.	Lovely, Joan B.
Cronin, John J.	Mark, Paul W.
Cyr, Julian	Miranda, Liz
DiDomenico, Sal N.	Montigny, Mark C.
Dooner, Kelly A.	Moore, Michael O.
Driscoll, Jr., William J.	O'Connor, Patrick M.
Durant, Peter J.	Oliveira, Jacob R.
Edwards, Lydia	Payano, Pavel
Eldridge, James B.	Rausch, Rebecca L.
Fattman, Ryan C.	Rodrigues, Michael J.
Feeney, Paul R.	Rush, Michael F.
Fernandes, Dylan A.	Spilka, Karen E.
Finegold, Barry R.	Tarr, Bruce E. – 38.

NAYS – 0.

ABSENT OR NOT VOTING.

Velis, John C. – **1.**

The yeas and nays having been completed at two minutes past four o'clock P.M., the bill was passed to be engrossed. [For text of Senate bill, printed as amended, see Senate, No. 2959].

Sent to the House for concurrence.

Order Adopted.

On motion of Mr. Tarr,--

Ordered, that when the Senate adjourns today, it adjourn to meet again on Tuesday next at eleven o'clock A.M., and that the Clerk be directed to dispense with the printing of a calendar.

Time of meeting.

Adjournment in Memory of John Airasian.

The Senator from Suffolk and Middlesex, Mr. Brownsberger, moved that when the Senate adjourns today, it does so in honor of John Airasian, who passed away on November 5th at the age of 82. For decades, he was a deeply influential civic leader who was admired by many, including me.

John was a true Watertown local. He grew up in East Watertown, attended Watertown Public Schools and proudly graduated from Watertown High, where he served as class president for all four years – an early sign of the important leader he would become.

He attended Boston College and after the passing of his father, Peter, John stepped into the family business as head of Eastern Clothing in Watertown, a business that grew and

thrived for more than 50 years under his leadership and that of his brother Paul. As a matter of fact, today I am proudly wearing a suit from Eastern Clothing.

The list of his contributions to the Watertown community is extraordinary.

John served as Corporator and Trustee of Watertown Savings Bank. He was the first President and longtime member of the Watertown-Belmont Chamber of Commerce. He was a Rotarian and Paul Harris Fellow, and one of the founding members of the Watertown Boys and Girls Club. He also served for an impressive 52 years on the Watertown Traffic Commission.

John was instrumental in driving the monumental change in Watertown's government from a town meeting form to a city council with a strong professional manager. He was a major force in writing and promoting the new city charter, which required voter approval. With that approval secured in 1980, Watertown entered an era of financial and cultural vitality that continues to this day.

John's crowning accomplishment was his long-term leadership for the redevelopment of the Watertown Arsenal, a former Superfund site. As Chairman of the Arsenal Reuse Committee and the Arsenal Development Corporation, John led a decades-long effort that revitalized commercial development and led to the creation of Watertown Community Foundation, the preservation of the Commander's Mansion, and the founding of the Mosesian Center for the Arts.

It is difficult to overstate the transformative effect of this visionary work on Watertown's economic and civic life.

For 53 years, John created cherished memories with the love of his life, Marie Airasian. They filled their home in Watertown with love and laughter, sharing it with their three children. Peter, Robert and John; five beloved grandchildren, Victoria, Robert, Vincent, Michael and Jack; extended family and a vast community of friends.

John will be remembered for his love of family, his pride and hard work for his hometown, his kind and friendly demeanor, and his desire to help others. His contributions will be a proud legacy for his family and his beloved community for generations to come.

Accordingly, as a mark of respect to the memory of John Airasian, at four minutes past four o'clock P.M., on motion of Mr. Keenan, the Senate adjourned to meet again on Tuesday next at eleven o'clock A.M.

Adjournment in Memory of Nancy Driscoll.

The Senator from Bristol and Norfolk, Mr. Feeney, moved that when the Senate adjourns today, it does so in memory of Nancy Driscoll.

Nancy Driscoll of Attleboro, Massachusetts passed away peacefully on January 31st, 2026. She was the beloved daughter of Gladys (Shea) Driscoll and the late Wilfred C. Driscoll, former member of the House of Representatives and Mayor of Fall River, as well as the beloved granddaughter to Arthur R. Driscoll – Sargeant-at-arms to the Great & General Court of the Commonwealth from 1949-1962. Nancy leaves behind her siblings, Wilfred C Driscoll Jr., Arthur R. Driscoll II, and Jean E. Howard. She was a loving and devoted aunt to Will, Catie, Chip, Jen, Kara, and Elizabeth, and great-aunt to Jordyn, Jake, Patrick, Kelly, and Matty.

Nancy was born and raised in Fall River, Massachusetts and attended Holy Name Elementary School, Bishop Stang High School, and Boston College. She was a long long-time resident of Attleboro, where she lived for almost 25 years. She worked for the Commonwealth of Massachusetts here in the State House for over 45 years before her

retirement, serving most recently as Chief of Staff to Secretary of the Commonwealth, William Francis Galvin.

Nancy is remembered as a loyal friend to all who knew her and a dedicated public servant forever willing to help others. Nancy proudly carried forward her family's legacy of service and was known by her colleagues for her hard work, kindness, sense of humor, intelligence, heart of gold, humility, and most importantly, her love for her family.

She is sorely missed by her family, friends, and colleagues. May she rest in peace.

Accordingly, as a mark of respect to the memory of Nancy Driscoll, at four minutes past four o'clock P.M., on motion of Mr. Keenan, the Senate adjourned to meet again on Tuesday next at eleven o'clock A.M.
