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*The Commonwealth of Massachusetts*

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SENATE, May 5, 1975.

The committee on Commerce and Labor, to whom was referred the petition (accompanied by bill, Senate, No. 297) of Stephen J. McGrail for legislation relating to the receipt and return of tenants' security deposits by landlords; the petition (accompanied by bill, House, No. 1277) of Norman S. Weinberg that provision be made for the protection of security deposits paid by tenants of residential property; the petition (accompanied by bill, House, No. 1278) of Norman S. Weinberg for legislation to further regulate security deposits in rental housing; the petition (accompanied by bill, House, No. 2851) of Thomas H. D. Mahoney, Barbara E. Gray, Peter F. Harrington and Angelo M. Scaccia relative to the acceptance of security deposits on certain apartments; the petition (accompanied by bill, House, No. 3243) of James G. Collins and Henry J. O'Donnell III relative to security deposits at apartment complexes; the petition (accompanied by bill, House, No. 3616) of James Segal and others relative to the receipt and return of the security deposit required by certain landlords; the petition (accompanied by bill, House, No. 3617) of Herbert N. Goodwin, James Segal and another relative to the receipt and return of the security deposit required of tenants by certain landlords and local option security deposit funds; the petition (accompanied by bill, House, No. 3814) of Thomas G. Simons and others relative to the receipt and return of tenants' security deposits by landlords; the petition (accompanied by bill, House, No. 3994) of the Massachusetts Consumers Council, Lois G. Pines, Mary L. Fonseca and James A. Kelly, Jr., that provision be made for protection of security deposits paid by tenants of residential property; the petition (accompanied by bill, House, No. 4182) of John A. Businger for legislation to further regulate security deposits in rental housing; the petition (accompanied by bill, House, No. 4371) of John A. Businger relative to the receipt and return of tenants' security deposits by landlords; and the petition (accompanied by bill, House, No. 4758) of Robert F. Dono-

van relative to the receipt and return of tenants' security deposits by landlords, reports the accompanying bill (Senate, No. 1861). (Representative Nordberg of Reading dissenting).

For the Committee.

ALLAN R. McKINNON

## The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Seventy-Five.

### AN ACT PROVIDING FOR THE PROTECTION OF SECURITY DEPOSITS PAID BY TENANTS OF RESIDENTIAL PROPERTY.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

1 SECTION 1. The second paragraph of section 15B of chapter  
2 186 of the General Laws, as most recently amended by section  
3 11 of chapter 430 of the acts of 1973, is hereby further amend-  
4 ed by inserting after the first sentence the following sentence:  
5 — Such security deposit shall be held in a separate interest  
6 bearing escrow account in a bank, located within the same  
7 county or no more than twenty-five miles from said residential  
8 real property, under such terms as will place such amounts  
9 beyond the claims of creditors of the landlord and as will pro-  
10 vide their transfer to a subsequent owner of said property. A  
11 receipt shall be given to the tenant indicating the name and  
12 location of the said bank and the amount of said security de-  
13 posit.

14 The Secretary of Consumer Affairs may promulgate rules  
15 and regulations to implement the provisions of this section.

1 SECTION 2. Section 1 of this act shall apply only to those  
2 security deposits received by the landlord after the passage of  
3 this act.

