

which are cultivated, propagated or protected under the funding or provisions of this section shall be open to all inhabitants of the commonwealth upon payment of a reasonable fee.

Approved July 22, 1974.

Chap. 572. AN ACT STANDARDIZING THE COMMON CARRIER PLATE FEES.

Be it enacted, etc., as follows:

Section 10B of chapter 159B of the General Laws, as amended by chapter 440 of the acts of 1954, is hereby further amended by striking out, in line 23, the word "five" and inserting in place thereof the word:— ten.

Approved July 22, 1974.

Chap. 573. AN ACT PROVIDING A CERTAIN PENSION FOR THE WIDOW OF THE LATE EDWARD J. DEVER, A FORMER JUSTICE OF THE THIRD DISTRICT COURT OF EASTERN MIDDLESEX.

Be it enacted, etc., as follows:

Notwithstanding the provisions of any general or special law to the contrary, Dorothy Dever, the widow of the late Edward J. Dever, a former justice of the third district court of eastern Middlesex, shall be paid such pension as she would have been eligible to receive under the provisions of section sixty-five C of chapter thirty-two of the General Laws, had said Edward J. Dever been eligible for retirement under the provisions of section sixty-five A of said chapter thirty-two as of the date of his death.

Approved July 22, 1974.

Chap. 574. AN ACT AUTHORIZING CITIES AND TOWNS TO ERECT AND MAINTAIN TRAFFIC SIGNS AND DEVICES.

Be it enacted, etc., as follows:

Section 2 of chapter 85 of the General Laws is hereby amended by striking out the fifth sentence, as appearing in section 1 of chapter 646 of the acts of 1951, and inserting in place thereof the following sentence:— No rule, regulation, order, ordinance or by-law of a city or town hereafter made or promulgated relative to or in connection with such signs, lights, signal systems, traffic devices, parking meters or markings on any way within its control shall take effect until approved in writing by the department, or be effective after said approval is revoked; provided, however, that if said approval, or a denial in writing, is not issued by the department within sixty days after receipt of written application by registered mail for approval by

the city or town, the municipality may install such traffic control devices which shall conform to the department's current manual on Uniform Traffic Control Devices; and provided further, that if any city or town installs and maintains any of the aforesaid traffic control devices without either requesting or obtaining such approval or after being notified of such disapproval, the department shall withhold, or withdraw the unexpended balance of, any funds assigned to it under the provisions of section thirty-four of chapter ninety or sections twenty-five and twenty-six of chapter eighty-one.

Approved July 22, 1974.

Chap. 575. AN ACT PROVIDING THAT CERTAIN PROVISIONS OF CERTAIN RENTAL AGREEMENTS SHALL BE DEEMED TO BE AGAINST PUBLIC POLICY AND VOID.

Be it enacted, etc., as follows:

SECTION 1. Section 15 of chapter 186 of the General Laws, as appearing in section 1 of chapter 445 of the acts of 1945, is hereby amended by striking out, in lines 12 and 13, the words “, and not within the exclusive control of the lessee or tenant.”

SECTION 2. Said chapter 186 is hereby further amended by inserting after section 15E the following section:—

Section 15F. Any provision of a lease or other rental agreement relating to residential real property whereby the tenant agrees to waive his right to trial by jury in any subsequent litigation with the landlord, or agrees that no action or failure to act by the landlord shall be construed as a constructive eviction, shall be deemed to be against public policy and void.

If a tenant is removed from the premises or excluded therefrom by the landlord or his agent except pursuant to a valid court order, the tenant may recover possession or terminate the rental agreement and, in either case, recover three months' rent or three times the damages sustained by him, and the cost of suit, including reasonable attorney's fees.

Any agreement or understanding between a landlord and a tenant which purports to exempt the landlord from any liability imposed by this section shall be deemed to be against public policy and void.

Approved July 22, 1974.