

By Mr. DeFilippi of West Springfield, petition of Walter A. DeFilippi and Robert J. Rohan for legislation to eliminate the multiple damages provision of the security deposit law and making tenants liable for wilful damage to the property of landlords. Commerce and Labor.

**The Commonwealth of Massachusetts**

In the Year One Thousand Nine Hundred and Ninety.

AN ACT ELIMINATING THE MULTIPLE DAMAGES PROVISION OF THE SECURITY DEPOSIT LAW AND MAKING TENANTS LIABLE FOR WILFUL DAMAGE TO A LANDLORD'S 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. Section 15B of chapter 186 of the General Laws,  
2 as most recently amended by section 2 of chapter 553 of the acts  
3 of 1978, is hereby further amended by striking out subsection (7).

1 SECTION 2. Said section 15B of said chapter 186 is hereby  
2 further amended by adding the following subsection: —

3 (10) Whoever, being a tenant, wilfully or maliciously, destroys  
4 or damages the real or personal property of a landlord shall be  
5 liable, in addition to forfeiture of a security deposit pursuant to  
6 this section, for the total cost of repairing or replacing such  
7 property.

By Mr. [Name] of [State], [Title], [Text]

THE [Title]

Enacted by the [Title]

SECTION 1. [Text]

SECTION 2. [Text]

SECTION 3. [Text]

SECTION 4. [Text]

SECTION 5. [Text]