

By Mr. Caron of Springfield, petition of Paul E. Caron relative to the duty of landlords to provide certain notices to tenants. Housing and Urban Development.

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**The Commonwealth of Massachusetts**

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In the Year One Thousand Nine Hundred and Ninety.

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AN ACT RELATIVE TO THE DUTY OF LANDLORDS TO PROVIDE CERTAIN NOTICES TO TENANTS.

*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 15B of Chapter 186 is hereby amended by striking out  
2 the first paragraph and inserting in place thereof the follow-  
3 ing: —

4 The tenant shall not unreasonably withhold entry of the  
5 premise.

6 A landlord may enter the dwelling unit only in the following  
7 cases: a) in case of an emergency; b) to make necessary or agreed  
8 repairs; supply necessary or agreed services, or exhibit the  
9 dwelling unit to prospective or actual purchasers, mortgages,  
10 tenants, workmen or contracts; c) when the tenant has abandoned  
11 or surrendered the premises or d) pursuant to court order.

12 Except in the case of emergency or when the tenant has  
13 abandoned or surrendered the premises, entry may not be made  
14 during other than reasonable hours unless the tenant consents at  
15 the time to entry.

16 The landlord shall not abuse the right of access or use it to  
17 harass the tenant. Except in cases of emergency when the tenant  
18 has abandoned or surrendered the premises, the landlord shall  
19 give the tenant reasonable notice of his intent to enter only dur-  
20 ing reasonable hours. Twenty-four hours shall be presumed to be  
21 reasonable notice in absence of evidence to the contrary. For those  
22 instances where prior notice is not required, written notice shall  
23 be left after each entry including the reason for the entry.

