

SENATE No. 523

By Mr. Rosenberg, a petition (accompanied by bill, Senate, No. 523) of Stanley C. Rosenberg for legislation to prohibit landlords from including water and sewer fees in the rental price of a unit. Housing and Urban Development.

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Ninety-Two.

AN ACT PROHIBITING THE CHARGE OF WATER AND SEWER FEES AS PART OF RENT.

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

1 Notwithstanding the provisions of section one hundred twenty-
2 seven A of chapter one hundred eleven or any other special or
3 general law or regulation to contrary, a landlord shall not include
4 in the price of rent for an apartment, condominium, house, or
5 other unit of housing the cost of water use fees or the cost of sewer
6 use fees. All water use fees and sewer use fees shall be paid directly
7 by the tenant or tenants of an apartment, condominium, house,
8 or other housing unit or shall be paid by said tenant to the landlord
9 as a separately listed expense.

10 In adjusting the price of any rent in accordance with this act,
11 a landlord shall deduct from the price of said rent the full amount,
12 based on such charges over the course of the preceding year, of
13 all water use fees and sewer use fees for each apartment,
14 condominium, house, or other housing unit.

