

By Mr. Businger of Brookline, petition of John A. Businger for legislation to further regulate certain rental agreements. Housing and Urban Development.

The Commonwealth of Massachusetts

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

AN ACT FURTHER REGULATING CERTAIN RENTAL AGREEMENTS.

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. Chapter 186 of the General Laws is hereby
2 amended by inserting after section 21 the following section: —

3 *Section 22.* (1) Whenever any provision in any rental agreement
4 for residential property provides that the tenant shall not assign or
5 sublet the premises or otherwise permit any other person to occupy
6 the premises without the consent of the landlord, there shall be
7 implied a covenant by the landlord that such consent shall not be
8 unreasonably withheld.

9 (2) Whenever any provision in any rental agreement for residen-
10 tial purports in any way to limit occupancy of the premises to
11 certain named individuals, it shall be an unfair and deceptive act or
12 practice under chapter ninety-three A, section two for the landlord
13 or any agent of the landlord to fail to list in the rental agreement
14 every person that he knows or has reason to know will occupy the
15 premises, and in such event said provision shall be against public
16 policy and void.

17 (3) Any provision in any rental agreement which purports to
18 waive the provisions of this section shall be against public policy
19 and void.

1 SECTION 2. This act shall apply to every rental agreement
2 entered into, extended, or renewed on or after the effective date of
3 this act.

The bill was read and reported by the committee on the subject of the proposed amendments to the constitution of the State of New York, and the same were referred to the committee on the subject of the proposed amendments to the constitution of the State of New York.

THE CONSTITUTION OF THE STATE OF NEW YORK

As amended by the Convention of 1894, and by the Convention of 1901, and by the Convention of 1913, and by the Convention of 1915, and by the Convention of 1920, and by the Convention of 1922, and by the Convention of 1924, and by the Convention of 1926, and by the Convention of 1928, and by the Convention of 1930, and by the Convention of 1932, and by the Convention of 1934, and by the Convention of 1936, and by the Convention of 1938, and by the Convention of 1940, and by the Convention of 1942, and by the Convention of 1944, and by the Convention of 1946, and by the Convention of 1948, and by the Convention of 1950, and by the Convention of 1952, and by the Convention of 1954, and by the Convention of 1956, and by the Convention of 1958, and by the Convention of 1960, and by the Convention of 1962, and by the Convention of 1964, and by the Convention of 1966, and by the Convention of 1968, and by the Convention of 1970, and by the Convention of 1972, and by the Convention of 1974, and by the Convention of 1976, and by the Convention of 1978, and by the Convention of 1980, and by the Convention of 1982, and by the Convention of 1984, and by the Convention of 1986, and by the Convention of 1988, and by the Convention of 1990, and by the Convention of 1992, and by the Convention of 1994, and by the Convention of 1996, and by the Convention of 1998, and by the Convention of 2000, and by the Convention of 2002, and by the Convention of 2004, and by the Convention of 2006, and by the Convention of 2008, and by the Convention of 2010, and by the Convention of 2012, and by the Convention of 2014, and by the Convention of 2016, and by the Convention of 2018, and by the Convention of 2020.

ARTICLE I. OF THE CONSTITUTION OF THE STATE OF NEW YORK.

SECTION 1. The legislative power of this State shall be vested in a Senate and an Assembly, which together shall constitute the Legislature of this State.

SECTION 2. The Senate shall be composed of twenty-four members, who shall be elected by the qualified electors of the State.

SECTION 3. The Assembly shall be composed of fifty members, who shall be elected by the qualified electors of the State.

SECTION 4. The members of the Senate shall hold office for a term of two years, and the members of the Assembly for a term of one year.

SECTION 5. The members of the Legislature shall be elected in the following manner:

SECTION 6. The members of the Senate shall be elected by the qualified electors of the State, and the members of the Assembly shall be elected by the qualified electors of the State.

SECTION 7. The members of the Legislature shall be elected in the following manner:

SECTION 8. The members of the Legislature shall be elected in the following manner:

SECTION 9. The members of the Legislature shall be elected in the following manner:

SECTION 10. The members of the Legislature shall be elected in the following manner:

SECTION 11. The members of the Legislature shall be elected in the following manner: