

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 Ninety-Seven.

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 agree-
4 ment for residential property provides that the tenant shall not
5 assign or sublet the premises or otherwise permit any other person
6 to occupy the premises without the consent of the landlord, there
7 shall be implied a covenant by the landlord that such consent shall
8 not be unreasonably withheld.

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

