

SENATE No. 2982

The Commonwealth of Massachusetts

In the One Hundred and Ninety-Second General Court
(2021-2022)

SENATE, July 5, 2022.

The committee on Senate Ways and Means, to whom was referred the petition (accompanied by bill, Senate, No. 27) of William N. Brownsberger for legislation to extend COVID-19 accommodations for municipalities in elections and for representative town meetings,- reported, in part, a "Bill relative to extending certain state of emergency accommodations" (Senate, No. 2982).

For the committee,
Michael J. Rodrigues

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An Act relative to extending certain state of emergency accommodations.

Whereas, The deferred operation of this act would tend to defeat its purpose, which is to extend certain COVID-19 measures adopted during the state of emergency, therefore it is hereby declared to be an emergency law, necessary for the immediate preservation of the public convenience.

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 amending by adding the
2 following section:-

3 Section 31. (1) A notice to quit for nonpayment of rent given in writing by a landlord to a
4 residential tenant pursuant to this chapter shall be accompanied by a form that shall include, but
5 not be limited to: (i) documentation of any agreements between the tenant and landlord for the
6 tenant to repay the landlord for non-payment of rent; and (ii) information on: (A) rental
7 assistance programs including, but not limited to, the residential assistance for families in
8 transition program; (B) applicable trial court rules, standing orders or emergency administrative
9 orders pertaining to actions for summary process; and (C) any relevant federal or state legal
10 restrictions on residential evictions. The form shall also prominently display the following
11 statement:

12 “THIS NOTICE TO QUIT IS NOT AN EVICTION. YOU DO NOT NEED TO
13 IMMEDIATELY LEAVE YOUR UNIT. YOU ARE ENTITLED TO A LEGAL PROCEEDING
14 IN WHICH YOU CAN DEFEND AGAINST THE EVICTION. ONLY A COURT ORDER
15 CAN FORCE YOU TO LEAVE YOUR UNIT.”

16 (2) The executive office of housing and economic development shall develop the form
17 required pursuant to this section and make it publicly available on its website. The information in
18 clause (ii) of paragraph (1) shall be made available in the 5 most common languages in the
19 commonwealth, in addition to English. No court having jurisdiction over an action for summary
20 process pursuant to chapter 239, including the Boston municipal court department, shall, in an
21 eviction for nonpayment of rent for a residential dwelling unit, accept for filing a writ, summons
22 or complaint without proof of delivery of the form required under this section.

23 SECTION 2. Section 30A of chapter 20 of the acts of 2021, inserted by section 10 of
24 chapter 22 of the acts of 2022, is hereby amended by striking out the words “July 15, 2022” and
25 inserting in place thereof the following words:- December 15, 2023.

26 SECTION 3. Section 44 of chapter 22 of the acts of 2022 is hereby amended by striking
27 out the words “July 15, 2022” and inserting in place thereof the following words:- December 15,
28 2023.

29 SECTION 4. Section 1 shall take effect on April 1, 2023.