

2025-2026 MASSACHUSETTS GENERAL COURT
April 7, 2026
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REBA Legislation Section

REBA's Legislation Committee reviews many pending bills and takes positions on behalf of REBA. Copies of legislation at: <https://www.malegislature.gov/>

GENERAL COMMENTS

The initiative petitions to enact statewide rent control and to permit the building of new single-family homes on smaller lots by right were submitted to the Legislature for its consideration. Initiative Petition No. 25-21, *To Protect Tenants by Limiting Rent Increases*, was given the House Bill No. 5008. Initiative Petition No. 25-03, *For a Law to Allow Single-Family Homes on Small Lots with Adequate Infrastructure*, was given the House Bill No. 5000.

Both of these bills were referred to the Special Joint Committee on Initiative Petitions which held a public hearing on them. REBA submitted a letter to the committee in opposition to enacting these measures into law. On May 5, the Special Committee filed its report with the House Clerk recommending no action on either bill. Pursuant to Article 48 of the state Constitution, the proponents of both initiative petitions must now collect an additional 12,429 certified signatures by July 1 to place them before voters on the November ballot.

PRIORITY BILLS

H. 1912, An Act relative to the land court permit session (REBA neutral)

Status: Pending before the Joint Committee on the Judiciary.

H. 2317, An Act relative to zoning. (REBA supports)

Status: The Joint Committee on Municipalities and Regional Government referred to a "study."

S. 1030, An Act to increase transparency in the Massachusetts land record systems to protect the property rights of homeowners and businesses. (REBA opposed)

Status: The bill was given a favorable report by the Joint Committee on the Judiciary and is currently before the Senate Committee on Ways and Means.

S. 2835, An Act accelerating housing production. (REBA supports many provisions of this Housing Committee redraft)

This omnibus housing bill includes many of the zoning reforms contained in H. 2317.

Status: Senate Committee on Ways and Means

S. 2836, An Act to promote yes in my back yard. (REBA supports many of the provisions of this Housing Committee redraft)

Status: Senate Committee on Ways and Means

S.1080, An Act for the removal of void restrictive covenants. (REBA opposed)

Status: The bill was given a favorable recommendation by the Joint Committee on the Judiciary and referred to Senate Committee on Ways and Means.

S.1170, An Act relative to the partition of nominee trusts. (REBA supports)

Status: The Joint Committee on the Judiciary referred the bill to a “study.”

H.1898, An Act to further clear titles to real property affected by technical irregularities in recorded instruments. *See redraft* H. 5030. *See also* S.1203. (REBA supports)

Status: A redraft of the bill (H. 5030) was given a favorable recommendation by the Joint Committee on the Judiciary and was referred to the House Committee on Ways and Means. The committee extended the deadline for reporting on S. 1203 until June 30, 2026.

H. 1964, An Act relative to uniform partition of heirs property *See also* S.1239. (REBA opposed)

Status: The Joint Committee on the Judiciary referred the bill to a “study.”

S. 1239, An Act relative to uniform partition of heirs property. (REBA opposed)

Status: The bill was given a favorable report by the Joint Committee on the Judiciary and referred to the Senate Committee on Ways and Means.

H. 1901, An Act protecting titles to real estate in Massachusetts. *See also* S. 1177. (REBA opposed)

Status: H. 1901 is still pending before the Joint Committee on the Judiciary. The committee has extended taking action on S. 1177 until June 30, 2026.

H. 3191, An Act relative to taxation of a declarant’s reserved development rights in condominium common areas. (REBA opposed)

Status: The bill is still pending before the Joint Committee on Revenue.

H. 2300, An Act relative to local option for associate members of planning boards. (REBA supports)

Status: The bill received a favorable recommendation from the Joint Committee on Municipalities and Regional Government and has been ordered to the House Committee on Bills in Third Reading.

H.1878, An Act relative to streamline the judicial review of local land use decisions. *See also* H.2317. (REBA supports)

Status: The bill is still pending before the Joint Committee on the Judiciary.

S.1448, An Act relative to variances. (REBA supports)

Status: The bill received a favorable recommendation from the Joint Committee on Municipalities and Regional Government and has been referred to the Senate Committee on Ways and Means.

H. 2298, An Act facilitating site plan review. (REBA supports)

Status: The bill was given a favorable recommendation by the Joint Committee on Housing and referred to the House Committee on Ways and Means.

S. 1210, An Act concerning the disclosure of the home address and home contact information of certain public safety officials (REBA supports with revisions)

Status: The bill was given a favorable recommendation by the Joint Committee on the Judiciary and referred to the Senate Committee on Ways and Means.

H. 1099, An Act to reform title insurance. (REBA opposed)

Status: The bill is still pending before the Joint Committee on Financial Services.

LANDLORD/TENANT

While most of the bills relative to rent control or tenant right of first refusal remain in committee. Some have progressed since our last report.

H. 1544, An Act to guarantee a tenant's first right of refusal.

Status: The bill was given a favorable report from the Joint Committee on Housing and referred to the House Committee on Ways and Means.

S. 22, An Act authorizing the city of Somerville to regulate rent in residential dwelling units.

Status: The bill was given a favorable report from the Joint Committee on Housing and referred to the Senate Committee on Bills in Third Reading.

S. 998, An Act to guarantee a tenant's first right of refusal.

Status: The bill was given a favorable report from the Joint Committee on Housing and referred to the Senate Committee on Ways and Means.

S. 984, An Act to further regulate tenant fees in rental housing.

Status: The bill was given a favorable report from the Joint Committee on Housing and referred to the Senate Committee on Ways and Means.

H. 3910, An Act authorizing the city of Somerville to enact right to purchase legislation.

Status: The bill was given a favorable report from the Joint Committee on Housing and referred to the House Committee on Steering, Policy and Scheduling.

H. 5095, An Act relative to consumer rights of renters.

Status: The bill was given a favorable report from the Joint Committee on Consumer Affairs and Professional Licensure. It is currently before the House Committee on Bills in Third Reading.

H. 5301, An Act to regulate junk fees in rental housing and advance housing production.

Status: The bill was given a favorable report from the Joint Committee on Housing and referred to the House Committee on Ways and Means.

S. 1184, An Act An Act relative to summary process

Status: The Joint Committee on the Judiciary has extended action on the bill until June 30, 2026.

REAL ESTATE TRANSFER TAXES

More than two dozen bills were filed with the Legislature relative to the imposition of real estate transfer taxes. Most of those bills are still pending before the Joint Committee on Revenue which was given an extension until June 26, 2026 from taking action on them. The following bills have received favorable action:

S. 966, An Act relative to funding housing and mitigating investor real estate in seasonal communities.

Status: Pending before the Senate Committee on Ways and Means.

S. 1434, An Act relative to funding affordable housing and incentivizing zoning reform.

Status: Pending before the Senate Committee on Ways and Means

S. 1937, An Act enabling a local option for a real estate transfer fee to fund affordable housing.

Status: Pending before the Senate Committee on Ways and Means.

S. 1955, An Act establishing the Martha's Vineyard housing bank.

Status: Pending before the Senate Committee on Ways and Means.

S. 2751, An Act relative to affordable housing and environmental adaptation dollars.

Status: Pending before the Senate Committee on Ways and Means.