

Tenant's Rights Regarding Broker Fees

Starting August 1, 2025, a new law makes clear that landlords cannot require tenants to pay broker fees in Massachusetts

UNDER THE NEW LAW

- ✓ Tenants only have to pay a broker fee if they hired the broker before the broker started working with the landlord
- ✓ Landlords and brokers working for landlords can't make you pay fees like application, background or credit check fees when you apply for an apartment
- ✓ Either a landlord or tenant can hire a broker. Tenants should check if the broker works for the landlord before agreeing to pay any fees to the broker

FILE A COMPLAINT

Renters can report any fee violations to the Attorney General's Consumer Advocacy and Response Division

Consumer Hotline: **(617) 727-8400**
Visit: **www.mass.gov/how-to/file-a-consumer-complaint**

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