



**National  
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*Fighting Together  
for Economic Justice*

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**Re: Support for Senate Language on Tenant-Paid Broker Fees**

Dear Members of the FY26 Budget Conference Committee,

As you work to finalize the FY26 budget, we want to draw your attention to the effort to ban mandatory tenant-paid broker fees. We respectfully urge you to adopt the final Senate language, as amended, that bans the practice of requiring tenants to pay broker fees for rental units where the broker was hired by the landlord. This reform represents an essential step toward housing equity and economic fairness in Massachusetts.

Under the current system, virtually all tenants are required to pay thousands of dollars in upfront costs, including broker fees, even when they had no choice in selecting the broker or receiving their services. These costs create a significant and unnecessary barrier to accessing safe and stable housing and can keep families locked into staying in homes they can no longer afford. This reform will provide meaningful relief to renters across the Commonwealth.

We appreciate the leadership from both the House and the Senate in including provisions that would ban this practice, but believe that the Senate language, as amended and adopted in the final Senate proposal, is the stronger language that does not leave open loopholes that would circumvent the intent of the proposed policy. For these reasons we urge that the conference committee adopts the language passed by the Senate into the final version of the budget.

Thank you for your continued efforts to support tenants and promote housing justice across Massachusetts. Please contact us with any questions.

Sincerely,

April Kuehnhoff, Senior Attorney  
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