

SENATE NO. 768

AN ACT RELATIVE TO SECURITY DEPOSITS RELATED TO RESIDENTIAL REAL PROPERTY

*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. Section 15B of chapter 186 of the general laws as most recently appearing in the 2002
2 Official Edition, is hereby amended in subsection 3 (a) by striking out the last sentence and
3 inserting in place thereof, the following sentence:
4 Willful failure to comply with this paragraph shall entitle the tenant to the immediate return of the
5 security deposit. For purposes of this subsection, “willful failure” shall mean that if, upon request
6 for return of the security deposit in accordance with the provisions of this paragraph, the lessor is
7 unable or unwilling to provide forthwith documented proof of compliance with this paragraph, the
8 tenant shall be entitled to immediate return of the security deposit.