



Commonwealth of Massachusetts
**EXECUTIVE OFFICE OF HOUSING &
LIVABLE COMMUNITIES**

Maura T. Healey, Governor ◆ Kimberley Driscoll, Lieutenant Governor ◆ Edward M. Augustus Jr., Secretary

TO: RAAs, EA providers, Diversion Providers

FR: Abe Stein, Director of Exits and Stabilization EOHLC; Joanne Camara, Director of HomeBASE and Rapid Rehousing; Amy Mullen, Director of Prevention and Diversion; Liza Keller, Senior Director of Policy, EOHLC

RE: Guidance on the use of Brokers Fees for HomeBASE

DATE: Friday, August 8, 2025

Dear providers and partners,

We know many of you have been asking about the implications of the [new state law](#) that prevents landlords from charging tenants a broker fee, which took effect **August 1, 2025**. Landlords and property managers are now prohibited from requiring tenants to pay any amount at or prior to the start of a tenancy other than the first month's rent, last month's rent, a security deposit, and the actual cost of changing a lock for the tenants. G.L. c. 186, § 15B. Beginning on August 1, 2025, changes to our existing laws explicitly prohibit real estate professionals from charging fees to tenants when they primarily provide services to a landlord. Failure to comply with the law may be deemed a violation of the Massachusetts Consumer Protection Act, G.L. c. 93A, § 2.

Effective immediately, broker's fees charged by the landlord will no longer be an allowable HomeBASE expense passed to the HomeBASE recipient. This change applies to all types of broker's fees for brokers not hired by the tenant, including cases in which the provider has hired the broker directly. Broker's fees charged by the landlord will also no longer be an allowable expense under any other category of EOHLC-administered flexible funding programs, including Strategic Prevention Initiative (SPI) funds, Enhanced Diversion (ED) funds, and Strategic Rehousing Initiative (SRI) funds. Nothing prevents a tenant from hiring a broker themselves and requesting that fee to be paid by HomeBASE; however, EOHLC expects that most families will need the full HomeBASE benefit to go toward rent and startup costs and will not have funds left over to pay a fee.

EOHLC has [published an FAQ](#) for tenants, landlords, and providers about this new law. The change will be reflected in updated training materials, the HomeBASE admin plan, and other program materials by the end of August 2025. More information on the new law can be found

here: [Attorney General's Office Advisory](#) and [Board of Registration of Real Estate Brokers and Salespersons Guidance](#).

If you have any questions regarding this policy change, please reach out to your EOHLC program coordinator or contract manager, or to Joanne Camara, Director of HomeBASE and Rapid Rehousing.

Thank you,

Abe

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Abe Stein
Director of Exits and Stabilization
Executive Office of Housing and Livable Communities
Division of Housing Stabilization