

2025 MASSACHUSETTS LEGISLATIVE SESSION REPORT



MASSACHUSETTS
LEGISLATIVE ACTION COMMITTEE
Community Associations Institute

Community Associations Institute (CAI) Massachusetts Legislative Action Committee (MA LAC) spent the 2025 legislative session advocating on behalf of the approximately [1,676,000 residents of Massachusetts who live in 657,800 homes in more than 11,500 community associations in the Commonwealth.](#)

The Massachusetts legislature, known as the General Court, operates on a two-year biennial session, starting in January of odd-numbered years and concluding in early January of the following even-numbered year, with formal sessions typically ending in late July, but it's a full-time, year-round body, unlike many other states, with specific deadlines for bills and budget passage throughout. [Learn more about how laws are created in Massachusetts.](#)

Massachusetts' 2025-2026 formal legislative session for the 194th General Court began on January 1, 2025, and the first annual session adjourned on November 19, 2025. The second year of the session begins January 7, 2026 and the last day for formal sessions is scheduled for July 31, 2026. After this date, while the legislature technically will be in session, only less-controversial matters can be passed. The two-year session will have final adjournment on January 5, 2027.

During the first year of the current session, MA LAC tracked 189 pieces of legislation. Below are the highlights from the 2025 portion of the legislative session.

SUPPORTING

CAI LACs support legislation that aligns with [CAI's public policy positions](#). If a LAC believes it may need to consider or adopt any legislative or regulatory position that would be in conflict with these official positions, it must submit a request for a deviation to be considered by CAI's Government & Public Affairs Committee and/or Board of Trustees.

H. 1522 – Electronic Voting and Meetings in Condominiums

MA LAC **supports** this bill, which would allow condominium governing bodies and unit owners across Massachusetts to conduct meetings and voting through electronic means, such as telephonic or video conferencing, ensuring that all participants can hear conversations and meet quorum requirements. Under this legislation, the governing body may notify unit owners of electronic meetings and provide access details for participation. Unit owners can vote via mail-in ballots or electronic means like websites, voting software, or email, provided there is a quorum. The governing body may establish and amend policies for implementing these electronic protocols, allowing electronic signatures or consents as valid for required matters.

One of the impacts of COVID-19 is the increased number of virtual community association meetings. CAI **supports legislation** that allows a community association board and membership to hold meetings virtually. Such legislation increases the efficiency of monthly board and annual homeowner meetings for community associations by virtually streamlining the meeting process and increases the likelihood of achieving quorum during a meeting for voting purposes. It also increases flexibility in scheduling options for an association to hold a meeting and supports resident participation and engagement by allowing owners who would not be able to participate in-person to attend meetings, and offers flexibility to do so by phone, tablet, or computer.

Status: In committee; Carried over to 2026.

OPPOSING

CAI LACs oppose legislation that is at odds with [CAI's public policy positions](#). If a LAC believes it may need to consider or adopt any legislative or regulatory position that would be in conflict with these official positions, it must submit a request for a deviation to be considered by CAI's Government & Public Affairs Committee and/or Board of Trustees.

S. 980 – Condo Owner Rights

MA LAC **opposes** this legislation, which claims to enhance transparency and governance for condominium associations. The bill mandates timely document disclosure, establishes internal dispute resolution mechanisms, and requires regular open meetings. The bill creates an Ombudsman Office within the Attorney General's office to handle condominium-related disputes and develop educational resources. It also provides

provisions for electronic participation in meetings and voting, ensuring accessibility and secure transmission of information.

CAI recognizes the need for and supports the use of fair [alternative dispute resolution](#) mechanisms to resolve disputes arising in community associations, particularly in appropriate cases where such measures can facilitate efficient and equitable resolution. CAI also believes [community association governance](#) should occur at the lowest possible level. Legislatures and regulatory agencies should acknowledge the right of self-determination by owners who elect volunteers and have a vested interest in their own communities.

Status: Bill reported favorably by the Housing Committee and referred to Senate Ways and Means Committee; Carried over to 2026.

[H. 1539](#) – Condo Elections

MA LAC **opposes** this legislation, which introduces specific procedures and requirements for conducting elections within condominium associations, including allowing absentee ballots and prohibiting proxy voting. It mandates that elections be decided by a plurality of ballots cast without a quorum requirement and details the nomination and notification process for candidacy. The legislation specifies criteria for board candidates, such as being current in assessments and not subject to foreclosure, and outlines prohibitions on electioneering during voting. It establishes the role of election inspectors, who will oversee the election process and announce results, while providing unit owners the right to view ballots deemed invalid.

Status: In committee; Carried over to 2026.

SEEKING AMENDMENTS

CAI LACs work with legislators to champion amendments to legislation to help the language better align with CAI's public policy positions on any given topic impacting the community association industry.

[S. 1655/H. 2644](#) – Fire Protection

MA LAC is [seeking amendments](#) to this legislation, which aims to update fire safety standards by mandating the installation of automatic sprinklers in newly constructed or significantly altered residential buildings with four or more units. The bill allows for alternative fire suppression systems when adequate water supply is unavailable and provides potential fire insurance reductions for compliant building owners. Under this

legislation, the fire department is responsible for enforcement, and there is an appeal process for aggrieved parties through a specified board. Additionally, projects already approved by permit within a year prior to the act's effective date are exempt from these requirements. CAI sought amendments to remove the retrofit requirement outlined in the bill.

CAI **opposes** legislation such as this that requires the retrofit installation of automatic sprinkler systems in existing residential buildings. While CAI understands and shares the goal of preventing deadly fires in residential buildings, the costs of compliance with this legislation will create financial burdens on community associations and unit owners throughout the state, especially given the unique circumstances of community association reserve funds and the advance planning necessary to ensure funds are available for such capital improvements without implementing a special assessment.

Status: Senate bill reported favorably by committee on Public Safety and Homeland Security and referred to the committee on Senate Ways and Means; House bill passed committee, read second and ordered to a third reading; Both bills carried over to 2026.

S. 1022 – Pets

MA LAC is **seeking amendments** to this legislation, which would disallow a landlord from initiating action to evict any person from a residential dwelling unit who has a pet without written permission based solely on the presence of the pet until one year after a state of emergency, unless the presence of pets is causing harm to the safety of other residents.

As per [its public policy on Pets and Assistance Animals](#), CAI recognizes and **supports** the rights of residential community associations to regulate and adopt their own rules pertaining to pets and assistance animals living in their communities and **opposes** legislation that contains provisions prohibiting community associations from fairly adopting rules governing animals. The legislation states that no provision in the declaration, bylaws or rules and regulations of the organization of unit owners shall prohibit the keeping of certain types of dogs based on breed, size, weight or appearance. MA LAC is **seeking amendments** to allow a community association to set reasonable rules and regulations around pet ownership by residents.

Status: Bill reported favorably by the Housing Committee and referred to Senate Ways and Means Committee; Carried over into 2026.

MONITORING

CAI LACs monitor legislation with the potential to impact those living and working in community associations across their state, as well as legislation that may indirectly or unintentionally impact community associations.

H. 1538 – Commission to Study Condo Law

MA LAC is [monitoring](#) this legislation, which would establish a commission to study and make recommendations on condominium law in Massachusetts, focusing on issues such as owner rights, management responsibilities, financial audits, regulatory oversight, and dispute resolution.

Status: Bill reported favorably by the Housing Committee and referred to House Ways and Means; Carried over to 2026.

H. 3496 – Solar Panels

MA LAC is [monitoring](#) this legislation, which proposes amendments to Massachusetts General Laws to ensure that homeowners and property associations cannot unreasonably restrict the installation and use of solar energy systems on properties. It defines terms like "solar access" and "solar energy system" and outlines conditions under which restrictions are considered unreasonable. Homeowners' associations must make decisions regarding solar installations within 60 days and provide written explanations for any limitations. The bill also allows individuals to seek legal action and compensation if they experience violations of these protections.

CAI [supports environmental and energy efficiency policies](#) that recognize and respect the governance and contractual obligations of community association residents as the best mechanism to enact sustainable environmental policies. CAI [supports](#) efforts by state legislatures to empower community associations to build consensus-based solutions regarding environmental initiatives and opposes government and interest group efforts to override community policy or deed restrictions on single interest issues.

Status: In committee; Carried over to 2026.

H. 2586 – Automatic Sprinklers in High Rise Buildings

MA LAC is [monitoring](#) this legislation which mandates that older high-rise buildings constructed before January 1, 1975, comply with a phased schedule for the installation of automatic sprinklers. Building owners have the option to expedite this process by installing sprinklers throughout the entire building by March 30, 2031, which would forfeit rights to

any extension. Appeals for extensions or waivers are possible through the fire safety commission's board of appeals.

Status: In committee; Carried over to 2026.

H. 1534 – Emotional Support Animals

MA LAC is [monitoring](#) this legislation which establishes a special legislative commission to study and report on the use and training of emotional support animals and their impacts on tenants and property owners within Massachusetts. This commission will include representatives from various sectors, such as government officials, legal experts, and real estate professionals, and will examine current laws, the benefits of emotional support animals for individuals with disabilities, and issues like fraud and misuse. The aim is to potentially recommend changes in laws, define "emotional support animal," and explore certification or licensing processes. The commission's findings are due by April 1, 2027.

Status: In committee; Carried over to 2026.

S. 735 / H. 1275 – Fairness in Debt Collection

MA LAC is [monitoring](#) this legislation, which would amend Massachusetts law to establish the "Debt Collection Fairness Act," which provides various consumer protections against aggressive debt collection practices. In addition to other provisions, the Bills limit wage garnishment to safeguard a debtor's income, outlines a five-year statute of limitations for filing debt collection lawsuits, and restricts interest rates on consumer debt judgments to a maximum of 3 percent annually post-2025.

Status: Senate passed by the Senate on July 21, 2025; House bill reported favorably by the Financial Services Committee and referred to House Ways and Means; Carried over to 2026.

H. 890 / H. 983 – Crumbling Concrete

MA LAC is [monitoring](#) these bills which mandate that home inspectors provide information about potential crumbling concrete due to certain chemicals discovered during inspections for buyers or lessees. The Bill further establishes a Crumbling Concrete Assistance Fund to financially aid homeowners needing foundation repairs. The fund will be supplemented through various sources, including penalties from insurers who previously denied such claims. Additionally, residential property owners can seek tax abatements due to these issues, and permit fees for repairing crumbling concrete foundations will be waived.

Status: In committee; Carried over to 2026.

S. 1254/H. 1686 – Commission to Study the Misrepresentation of Service Animals

MA LAC is [monitoring](#) this legislation, which would establish a special legislative commission to study and report on the use of service animals in the commonwealth. This commission would consist of 17 members, the qualifications for whom are outlined in the bill. The study could include reviewing current federal, state and local laws and procedures governing the use of service animals; examining the use and benefit of service animals by individuals with disabilities; investigating the presence, prevalence and impact of fraud, misrepresentation and other misuse of service animals; researching laws and practices in other jurisdictions with the objective to deter the misuse of service animals; and identifying training and educational opportunities aimed at increasing understanding of laws governing the use of service animals among public officials, law enforcement, business owners and members of the public.

The commission shall file its report not later than April 1, 2026 with the clerks of the house of representatives and the senate, the chairs of the house and senate committees on ways and means and the chairs of the joint committee on the judiciary, recommending changes to laws governing the use of service animals, if any, including the definition of “service animal” and whether to introduce legislation prohibiting and civilly penalizing service animal fraud; and determining the feasibility of certifying, registering or licensing service animals.

CAI is monitoring this legislation for potential impacts on community associations that may result from the findings of this committee. As per [its public policy on Pets and Assistance Animals](#), CAI recognizes and [supports](#) the rights of residential community associations to regulate and adopt their own rules pertaining to pets and assistance animals living in their communities. CAI also recognizes the rights of individuals with disabilities to receive the assistance they need and [supports](#) state and federal law guaranteeing such rights. CAI [supports](#) legislation that specifically allows community associations to request documentation to verify the need for an accommodation for an assistance animal, as well as legislation that imposes penalties for fraudulent requests for service or emotional support animals.

Status: Senate bill reported favorably by committee and referred to the committee on Senate Ways and Means; House bill renamed as [H. 4371](#) and Discharged to the committee on House Rules; Both bills carried over to 2026.

S. 1370 – Snow Removal

MA LAC is [monitoring](#) this legislation, which aims to limit liability in contracts for snow removal and ice control services. It declares void any contract terms that require one party

to indemnify or hold the other party harmless for damages caused by the other's actions or those of their agents or employees. It applies to provisions within snow removal and ice control services contracts, which include activities like plowing, shoveling, and de-icing services. The proposed changes are intended to ensure a fair distribution of liability between service providers and service receivers. CAI and MA LAC are [monitoring](#) this legislation for potential impacts on community associations removing snow from common areas and private roads.

Status: Bill reported favorably by Joint Committee on Labor and Workforce Development and referred to the committee on Senate Ways and Means; Carried over to 2026

H. 1555 – Display of the US Flag by Condominium Unit Owners

MA LAC is [monitoring](#) this legislation, which would prevent condominium associations from prohibiting unit owners from displaying the U.S. flag, Armed Forces flag, or POW/MIA flag. It sets conditions on flag display, such as size limits and requirements that the display not obstruct others' sightlines or violate existing easements or flag display rules.

CAI strongly [supports](#) the [elimination of community association restrictions](#) that prohibit the display of a reasonably sized flagpole and a reasonably sized, removable American flag from a resident's exclusive use or limited common element areas, so long as the flag is displayed in accordance with the Federal Flag Code, 4 U.S.C Sections 5-10, as amended. CAI further believes that community associations—not a state law—are best suited to determine the appropriate size, placement, and installation of a flagpole.

Status: In committee; Carried over to 2026.

Track MA Legislation CAI keeps track of legislation throughout the year, so you can stay informed. You can check the legislation that CAI is monitoring around the clock here .	CAI MA LAC and Chapter Contact Information CAI Massachusetts Legislative Action Committee - (888) 224-4321 CAI New England Chapter - (781) 237-9020
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