

Co-Sponsor and Support

The HOMES Act S.956 and H.1690

An act promoting housing opportunity & mobility through eviction sealing

Why is the HOMES Act needed?

As soon as an eviction case is filed, a tenant has an eviction record. Regardless of whether a tenant was actually evicted, the mere fact that an eviction case was filed against a tenant means that their eviction court record is publicly available. A study by Mass Law Reform Institute, [Evicted for Life](#), found that tenants were rejected from housing simply because they had a case filed against them. It doesn't matter whether the tenant did anything wrong, paid off the rent or won the case.

What can tenants do if they have an eviction record?

Nothing. Regardless of the outcome of the case, there is nothing tenants can do to seal their eviction record and move on. There is no second chance. Unlike credit reports or criminal records, there is no process by which a tenant can seal an eviction record. Other cities and states have adopted eviction sealing protections including California, Colorado, Virginia, Minnesota, New Jersey, Washington DC, Illinois, Oregon, Utah, Indiana, Nevada, Texas, and Cleveland and Columbus, Ohio. [Massachusetts should do the same.](#)

How can we protect tenants?

[S.956](#) filed by Senator Lydia Edwards, and [H.1690](#) filed by Representative Mike Moran, would protect many tenants from being unfairly marked with an eviction record by providing a process for tenants to petition the court to seal the record. The bills would require the court to seal a court record:

- For tenants facing no-fault eviction after the conclusion of the case.
- For tenants facing a non-payment eviction within 14 days of satisfying a judgment or agreement.
- For tenants facing fault eviction after 7 years without another fault eviction case.

The bills also make it illegal for a tenant screening company or landlord to use or report a sealed court record for purposes of screening a tenant.

For more information visit: PassTheHomesAct.org

“Eviction cases are a stubborn blot on any renter’s history. They are nearly impossible to scrub away, even if the tenant made good on obligations....”

The New York Times, Aug. 9, 2021

HOMES Act Organizational Supporters

- Abundant Housing MA
- Action for Equity
- Alliance of Cambridge Tenants
- American Civil Liberties Union of Massachusetts
- American Civil Liberties Union Women's Rights Project
- Amherst Community Connections
- Arise for Social Justice
- Beacon Communities, LLC
- Boston Area Rape Crisis Center
- Boston Medical Center
- Boston Tenant Coalition
- Cambridge Economic Opportunity Committee
- Cambridge Housing Justice Coalition
- Cambridge Residents' Alliance
- Cape Cod DSA
- Casa Myrna Vazquez
- Cathedral Church of St. Paul
- Central West Justice Center
- Charter Street Tenant Association (Salem)
- Children's HealthWatch
- Chinese Progressive Association
- Citizens' Housing & Planning Assoc.
- Citizens for Affordable Housing in Newton Development Organization
- City Life/Vida Urbana
- City Mission Boston
- Coalition for Occupied Homes in Foreclosure
- Coalition for Social Justice
- Community Action Agency of Somerville
- Community Action Pioneer Valley
- Community Health Network for North Central Mass
- Concilio Latino de Massachusetts
- Craig's Doors - A Home Association
- De Novo Center for Justice & Healing
- Devenscrest Tenant Association
- Disability Law Center
- Disability Policy Consortium
- DOVE (Domestic Violence Ended)
- Dudley Street Neighborhood Initiative
- Easthampton Affordable and Fair Housing Partnership
- Eliot Community Human Services
- Family Promise Metrowest
- Father Bill's & MainSpring
- Food Bank of Western Mass
- Greater Boston Building Trades
- Greater Boston Labor Council
- Greater Boston Legal Services
- Greater Springfield Habitat for Humanity
- GreenRoots
- Grow A Strong Family
- Hildebrand Family Self-Help Center
- Homes for Families
- HomeStart, Inc.
- Housing Families
- Housing Justice for Survivors
- Jane Doe Inc.
- Jewish Alliance for Law and Social Action
- Jewish Family & Children's Services
- Justice Center of Southeast Mass
- La Colaborativa
- Landlords for Affordable Housing
- Law Office of Muska Yousuf
- League of Women Voters Massachusetts
- Legal Services Center of Harvard Law School
- LivableStreets Alliance
- Lower Cape Indivisible
- Mandela Residents Cooperative Association, Inc.
- Mass AFL-CIO
- Mass Affordable Housing Alliance
- Mass Alliance of HUD Tenants
- Mass Association of Community Development Corp.
- Mass Association for Mental Health
- Mass Catholic Conference
- Mass Coalition for the Homeless
- Mass Communities Action Network
- Mass Fair Housing Center
- Mass Jobs with Justice
- Mass Law Reform Institute
- Mass Public Health Association
- Mass Smart Growth Alliance
- Matahari Women Workers' Center/Centro de Mujeres Trabajadoras de Matahari
- Mayor Sumbul Siddiqui, Cambridge
- Mayor Jared Nicholson, Lynn
- Mayor Josh Garcia, Holyoke
- Mayor Gina-Louise Sciarra, Northampton
- Metropolitan Mayors Coalition
- Metropolitan Area Planning Council
- NAACP New Bedford
- National Assoc of Social Workers, MA Chapter
- Neighbor to Neighbor Massachusetts
- One Family
- Our Revolution Cambridge
- Preservation of Affordable Housing
- Progressive Democrats of Massachusetts
- Progressive Massachusetts
- Project Hope
- Public Health Institute of Western Massachusetts
- Right To The City Boston
- Rosie's Place
- SEIU, 888
- St. Francis House
- St. Mary's Center for Women
- ServiceNet
- Solidarity Lowell
- Somerville YIMBY
- Springfield Dementia Friendly Coalition
- Springfield Food Policy Council
- Springfield Partners for Community Action
- The Second Step
- Uniting Citizens for Housing Affordability in Newton
- Urban League of Eastern Massachusetts
- United Way of Massachusetts Bay and Merrimack Valley
- Volunteers of America of Massachusetts
- Walk UP Roslindale
- Western Mass Network to End Homelessness
- WinnCompanies
- Womanshelter/Compañeras
- YMCA of Western Mass