

Massachusetts passes eviction record sealing protections

On August 6, 2024, the Governor signed into law The Affordable Homes Act (aka the Housing Bond bill) as [Chapter 150 of the Acts of 2024](#) with eviction record sealing protections. This is important legislation that for the first time will give tenants in Massachusetts the ability to seal an eviction record.

What does the law provide?

Section 52 of Chapter 150 of the Acts of 2024 provides that tenants can petition the court to seal their records at different times depending on the type of case and the outcome. Sealing is not automatic. These provisions go into effect on May 5, 2025.

Section 28 of Chapter 150 of the Acts of 2024 also provides that it is illegal for a consumer reporting agency to include information in their reports about sealed eviction record.

Tenants may petition to seal an eviction record

(sealing is not automatic)

After winning a case	Immediately after the appeal period ends
After a case is dismissed	Immediately after the appeal period ends
In a no-fault eviction case	Immediately after appeal period ends
In a non-payment case where tenant has satisfied the judgment by paying the amount owed	After tenant has satisfied the judgment
In a non-payment case where tenant has not paid the amount owed because of a financial hardship	4 years after case ends with no non-payment cases during the 4 years (<i>debt is <u>not</u> forgiven</i>)
In a fault-eviction case	7 years after case end, with no fault-evictions during the 7 years

What's next?

During the Fall of 2024, the Massachusetts Law Reform Institute will continue to work with our community and legal partners on implementation and will also develop educational and outreach materials with our partners to make sure that tenants know when and how they can seal their eviction records.