

Part II	REAL AND PERSONAL PROPERTY AND DOMESTIC RELATIONS
Title I	TITLE TO REAL PROPERTY
Chapter 186	ESTATES FOR YEARS AND AT WILL
Section 31	NOTICE TO QUIT FOR NONPAYMENT OF RENT

[Text of section added by 2022, 107, Sec. 1 effective April 1, 2023. See 2022, 107, Sec. 6.]

Section 31. (a) A notice to quit for nonpayment of rent given in writing by a landlord to a residential tenant pursuant to this chapter shall be accompanied by a form that shall include, but not be limited to: (i) documentation of any agreements between the tenant and landlord for the tenant to repay the landlord for nonpayment of rent; and (ii) information on: (1) rental assistance programs including, but not limited to, the residential assistance for families in transition program; (2) applicable trial court rules, standing orders or emergency administrative orders pertaining to actions for summary process; and (3) any relevant federal or state legal restrictions on residential evictions. The form shall also prominently display the following statement:

"THIS NOTICE TO QUIT IS NOT AN EVICTION. YOU DO NOT NEED TO IMMEDIATELY LEAVE YOUR UNIT. YOU ARE ENTITLED TO A LEGAL PROCEEDING IN WHICH YOU CAN

DEFEND AGAINST THE EVICTION. ONLY A COURT ORDER CAN FORCE YOU TO LEAVE YOUR UNIT."

(b) The executive office of housing and economic development shall develop the form required pursuant to this section and make it publicly available on its website. The information in clause (ii) of subsection (a) shall be made available in the 5 most common languages spoken in the commonwealth in addition to English. No court having jurisdiction over an action for summary process pursuant to chapter 239, including the Boston municipal court department, shall, in an eviction for nonpayment of rent for a residential dwelling unit, accept for filing a writ, summons or complaint without proof of delivery of the form required under this section.