

An Act enabling cities and towns to stabilize rents and protect tenants

S.1447/ H.2328

Sen. Pat Jehlen, Sen. Adam Gomez,
Rep. Dave Rogers, Rep. Sam Montañó



MA is in a severe affordable housing crisis and rents are continuing to increase.



MA has the 2nd highest cost of living in the United States.



MA is losing residents due to rental costs.



Over 50% of MA renters spend more than 1/3 of their income on rent.

\$93,268

Annual household income needed to afford a two-bedroom rental home in MA at HUD's Fair Market Rent

\$3.94 billion

If Massachusetts renters were not rent-burdened, this is how much they would gain in disposable income in 2020.

Massachusetts tenants need stable and predictable rents to thrive, not just survive.

Everyone, regardless of what you look like or what ZIP code you live in, deserves an affordable place to live. For thirty years, profit-seeking corporate investors have taken advantage of an outdated ban on local rent control, spiking housing costs and making it impossible for many of us to stay in our homes and communities.

We can come together and enact common-sense rent control that would immediately increase housing stability for hundreds of thousands of residents and advance racial and economic justice.

How will this policy work?

- Allow cities and towns to enforce fair and predictable maximum rent increases.
- Include exemptions for new construction and small landlords.
- Protect tenants by banning no-fault evictions and clarifying what qualifies as a legal reason to evict.

What will this policy do?

- Protect people from drastic rent increases while we pursue long-term reforms to create more affordable and equitable housing.
- Make Massachusetts less vulnerable to profit-seeking investors who drive up prices and cause displacement.
- Stabilize communities across Massachusetts.
- Give families the financial security and stability to put down roots in their communities.
- **Allow renters to thrive, not just survive.**



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Renters and communities need immediate relief while we work to make more truly affordable housing available. We must use every tool at our disposal to tackle this crisis. Stable rents and just cause eviction will provide immediate relief to renters and keeps our communities stable as we work on long-term solutions.

Modern policy

Our bill is a modern rent control policy that adopts best practices from around the country, addresses our current housing crisis, and responds to common concerns about rent control.

Lift the ban

In 1994, the real estate industry funded a statewide referendum. By a narrow majority of voters, rent control was banned in Massachusetts. Our bill will lift the decades-old ban on local control and allow Massachusetts communities to develop rent stabilization policies that fit the needs of their residents.

Local option

Our bill will **allow cities and towns to decide if rent control and just cause eviction** fits their communities' needs.

Rent increase limit

Rent increases will be limited to the rate of inflation (Consumer Price Index) with a **cap of 5%**. For example, the rate of inflation in 2024 was 2.9%, making that the maximum increase if this policy were in effect.

Stability across tenancies

The limit on rent increases will apply when new tenancies are created, meaning **rent cannot be hiked up between tenancies**.

Exempted units

Owner-occupied buildings with four or fewer units.
New construction for 5 years.
Public and subsidized housing.
College or University dorms.
Facilities for the residential care of the elderly.

Tenant protections

Ban no-fault evictions and require that landlords have “just cause,” or a legal reason, for seeking eviction or not renewing a lease. Just cause reasons include non-payment of rent, substantial lease violations, refusing to agree to an allowed rent increase, or if the landlord seeks to move into the apartment.

Please co-sponsor and actively support this bill. Renters need relief now!



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