

HOUSE No. 1316

The Commonwealth of Massachusetts

PRESENTED BY:

David M. Rogers

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act relative to the stabilization of rents in towns and cities facing distress in the housing market.

PETITION OF:

NAME:	DISTRICT/ADDRESS:
<i>David M. Rogers</i>	<i>24th Middlesex</i>
<i>Jason M. Lewis</i>	<i>Fifth Middlesex</i>
<i>Mike Connolly</i>	<i>26th Middlesex</i>
<i>Nika C. Elugardo</i>	<i>15th Suffolk</i>
<i>Marjorie C. Decker</i>	<i>25th Middlesex</i>
<i>Sean Garballey</i>	<i>23rd Middlesex</i>
<i>Patricia D. Jehlen</i>	<i>Second Middlesex</i>
<i>Jonathan Hecht</i>	<i>29th Middlesex</i>
<i>Sal N. DiDomenico</i>	<i>Middlesex and Suffolk</i>

HOUSE No. 1316

By Mr. Rogers of Cambridge, a petition (accompanied by bill, House, No. 1316) of David M. Rogers and others relative to the stabilization of rents in cities and towns facing distress in the housing market. Housing.

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-First General Court
(2019-2020)**

An Act relative to the stabilization of rents in towns and cities facing distress in the housing market.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1. Chapter 40P of the General Laws, as appearing in the 2016 Official Edition,
2 is hereby amended by striking out section 4, and inserting in place thereof the following section:-

3 Section 4. Exception. Any city or town may, by majority vote of its governing body or
4 through a local binding ballot question, impose a limit on the size of annual rent increases for
5 rental units within its jurisdiction, provided that:

6 (1) Said annual limit shall not exceed the annual change in the Consumer Price Index
7 for the applicable area in which the city or town is situated, or five percent, whichever is less;

8 (2) Any dwelling unit offered for rent shall be subject to this act; however, any such
9 unit in an owner-occupied building with three dwelling units or less or any unit whose rent is
10 otherwise subject to regulation by a public authority shall be expressly excluded from this

11 provision. This provision shall apply to dwelling units in the private housing market in which
12 housing vouchers are used;

13 (3) Acceptance of this act shall include a set term for its duration; however, subject to
14 formal review by the town or city, said term may be renewed.

15 (4) Any city or town that adopts a limit on the size of annual rent increases measures
16 in accordance with this measure shall ensure that dwelling units governed by such measures are
17 only eligible for those individuals whose income is 80 percent or less of Area Median Income.