

**SENATE . . . . . No. 1800**

---

**The Commonwealth of Massachusetts**

\_\_\_\_\_

PRESENTED BY:

***Joseph A. Boncore***

\_\_\_\_\_

*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 landlord tenant tax credits.

\_\_\_\_\_

PETITION OF:

NAME:

*Joseph A. Boncore*

DISTRICT/ADDRESS:

*First Suffolk and Middlesex*

**SENATE . . . . . No. 1800**

---

By Mr. Boncore, a petition (accompanied by bill, Senate, No. 1800) of Joseph A. Boncore for legislation relative to landlord tenant tax credits. Revenue.

---

[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE SENATE, NO. 1603 OF 2019-2020.]

**The Commonwealth of Massachusetts**

\_\_\_\_\_  
**In the One Hundred and Ninety-Second General Court  
(2021-2022)**  
\_\_\_\_\_

An Act relative to landlord tenant tax credits.

*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. Section 6 of Chapter 62 of the General Laws is hereby amended by  
2 inserting after subsection (t) the following subsection:-

3 (u)(1) As used in this subsection, the following words shall have the following meanings:

4 “Qualified residential rental property,” any unsubsidized two to four unit residential  
5 rental property.

6 “Qualified rental unit,” a tenant-occupied unit in a qualified residential property with a  
7 rent including utilities that does not exceed the High HOME Rent for the jurisdiction as defined  
8 by the United States Department of Housing and Urban Development (“HUD”). Units rented to  
9 immediate family members or dependents of the owner are not eligible for the credit.

10           (2) Any Massachusetts resident who is an owner of a qualified residential rental property  
11 located in the commonwealth who is not a dependent of another taxpayer shall be allowed a  
12 credit of up to \$1,500 for each qualified rental unit, but for no more than six units. The credit  
13 shall be prorated by the number of months the qualified unit is rented to a qualified household.  
14 Joint owners of a residential property shall share any credit available to the property under this  
15 subsection in the same proportion as their ownership interest.

16           Any taxpayer entitled to this credit for any taxable year, the amount of which exceeds his  
17 total tax due for the then current taxable year, may carry over the excess amount, as reduced  
18 from year to year, and apply it to his tax liability for any one or more of the next succeeding  
19 three taxable years; provided, however, that in no taxable year may the amount of the credit  
20 allowed exceed the total tax due of the taxpayer for the relevant taxable year.

21           SECTION 2. This act shall take effect for tax years beginning on or after January 1,  
22 2023.