

**HOUSE . . . . . No. 1526**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

*Tara T. Hong*

*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 establishing a rent stabilization commission.**

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Tara T. Hong</i>	<i>18th Middlesex</i>	<i>1/8/2025</i>
<i>Michael J. Finn</i>	<i>6th Hampden</i>	<i>4/18/2025</i>

**HOUSE . . . . . No. 1526**

By Representative Hong of Lowell, a petition (accompanied by bill, House, No. 1526) of Tara T. Hong for an investigation by a special commission relative to rent stabilization. Housing.

**The Commonwealth of Massachusetts**

**In the One Hundred and Ninety-Fourth General Court  
(2025-2026)**

An Act establishing a rent stabilization commission.

*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. (a) There shall be a special commission established to study the feasibility,  
2           impact and design of a rent stabilization law for the commonwealth. The commission shall  
3           consist of 11 members representing a diverse range of perspectives, including tenant advocacy  
4           groups, landlords, housing policy experts and municipal government officials. The members  
5           shall include: (i) the secretary of the executive office of housing and livable communities or the  
6           secretary's designee, who shall serve as chair; (ii) 2 members appointed by the governor; (iii) 2  
7           members from a housing nonprofit located in the commonwealth; (iv) 1 member from a public  
8           housing development organization; (v) 1 member from a private housing development  
9           organization; (vi) 3 members from communities in the commonwealth affected by rent  
10          stabilization; and (vii) 1 member with a background in real estate.

11           (b) The study shall include, but not be limited to:

12 (i) assessments on the impact of rent increases on housing affordability across the  
13 commonwealth, including focusing on high-demand areas such as Boston, Lowell and  
14 Cambridge and other gateway cities;

15 (ii) evaluations on existing rent stabilization models in other states and municipalities,  
16 including their successes, challenges and applicability to the commonwealth; and

17 (iii) analysis on the economic implications of rent stabilization for tenants, landlords and  
18 the broader housing market in the commonwealth; and

19 (iv) comprehensive data gathered on rental trends, vacancy rates, tenant displacement and  
20 housing supply to inform policy recommendations.

21 (c) The commission shall hold public hearings on rent stabilization to ensure community  
22 voices are reflected and incorporated into the study.

23 (d) The department shall prepare a report on its activities and on any findings and  
24 recommendations. The report shall be submitted to the: (i) governor; (ii) chairs of the joint  
25 committee on the housing; (iii) chairs of the senate and house committees on ways and means;  
26 and (iv) offices of the house and senate clerk not later than December 31, 2026.

27 SECTION 2. This act shall take effect 90 days after its passage.