

# SENATE . . . . . No. 2833

---

## The Commonwealth of Massachusetts

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

SENATE, December 11, 2025.

The committee on Housing to whom was referred the petition (accompanied by bill, Senate, No. 982) of Lydia Edwards for legislation to create the Anti -Displacement Pilot Program, report the accompanying bill (Senate, No. 2833).

For the committee,  
Julian Cyr

**SENATE . . . . . No. 2833**

---

**The Commonwealth of Massachusetts**

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

An Act to plan, preserve, and protect.

*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 184 of the General Laws is hereby amended adding the following  
2 section:-

3           Section 36. Tenant Opportunity to Purchase Pilot Program

4           (a) Municipalities may, pursuant to section 4 of chapter 4, establish a five-year tenant  
5 opportunity to purchase pilot program; provided, the executive office of housing and livable  
6 communities shall promulgate regulations setting forth eligibility criteria by zip code.

7           Eligibility criteria shall including the following by zip code: (1) no less than 70 per cent  
8 of housing units are rental units; (2) high rates of displacement, indicated by disproportionately  
9 high eviction rate and applications for supportive housing programs; and (3) a high poverty rate  
10 measured by the percentage of individuals or families living at or below the federal poverty line.

11           Upon the conclusion of the municipality’s five-year pilot program under this section, the  
12 municipality shall produce a report indicating effectiveness, including but not limited to the

13 number of housing units purchased, number of evictions or other displacement avoided, and  
14 recommendations for implementing a permanent tenant opportunity to purchase program.

15 SECTION 2. The office shall promulgate regulations by December 31, 2027, and shall  
16 start accepting applicants by June 30, 2028