



The Commonwealth of Massachusetts

SPECIAL JOINT COMMITTEE ON
INITIATIVE PETITIONS
STATE HOUSE, BOSTON 02133

Special Joint Committee on Initiative Petitions

Rep. Alice H. Peisch
House Chair

Sen. Cindy F. Friedman
Senate Chair

HEARING NOTICE

Date of Hearing: Tuesday, March 17, 2026

Time: 2:00 PM-4:30 PM

Location: A-1 and streamed virtual

The Joint Committee on Initiative Petitions will conduct a hearing in Room A-1, on Tuesday, March 17, 2026, from 2:00 p.m. to 4:30 p.m. on ballot initiative NO. 25-21 An Act to protect tenants by limiting rent increases (House, No. 5008).

The Joint Committee will hear invited testimony from experienced professionals and subject matter experts, proponents, and opponents. The public is invited to participate in this hearing. Advanced registration to present in-person oral testimony is required of anyone other than those invited. Those wishing to register to testify may do so by emailing Liz Berman at Elizabeth.Berman@masenate.gov. The deadline to register is Monday, March 16th at 12 PM. Please include your name, address, whether you support or oppose the question, and whether your testimony is on behalf of yourself or an organization. Participation will be limited as the portion of the hearing dedicated to public testimony is scheduled for 30 minutes. Chairs will limit testimony of the public to 2 minutes per speaker.

Should more people register than time can accommodate, they will be directed to submit written testimony. Written testimony may be submitted by mail to the Special Committee on Initiative Petitions at 24 Beacon Street, Room 235, Boston, MA 02133 or via email at SpecialJointCommitteeonInitiativePetitions@malegislature.gov. The deadline to submit written testimony is Saturday, March 21st at 5:00 PM.

At the discretion of the Chairs and per committee rules, written testimony received by the committee will be made publicly available. The committee may limit availability or redact testimony that includes sensitive personal information, information about minors, or information that may jeopardize the health, wellness or safety of the testifier or others.

The livestream of this hearing will be available on the Legislature's website [here](#).

You may contact Committee staff with any questions at Elizabeth.Berman@masenate.gov or Mary.Cecconi@mahouse.gov.

Bill No.	Title
H5008	An Act to protect tenants by limiting rent increases

Please be advised that the schedule and agenda are subject to change at the discretion of the chairs per Committee rules.

Special Joint Committee on Initiative Petitions
Bill Summary

BILL NUMBER House, No. 5008

TITLE An Act to protect tenants by limiting rent increases

HEARING DATE Tuesday, March 17, 2026, 2:00 PM to 4:30 PM

SUMMARY

SUMMARY OF NO. 25-21

This proposed law would limit the annual rent increase for residential units in Massachusetts to the annual increase in the Consumer Price Index for a 12-month period, or 5%, whichever is lower. The law would not apply to units in owner-occupied buildings with four or fewer units; units that are subject to regulation by a public authority; units rented to transient guests for periods of less than 14 days; units operated for educational, religious, or non-profit purposes; and units that received their residential certificate of occupancy within the last 10 years. The rent in place for a unit as of January 31, 2026, would serve as the base rent for the annual rent increase limit. A violation of this law would be a violation of the state consumer protection law.