



DECEMBER 2022

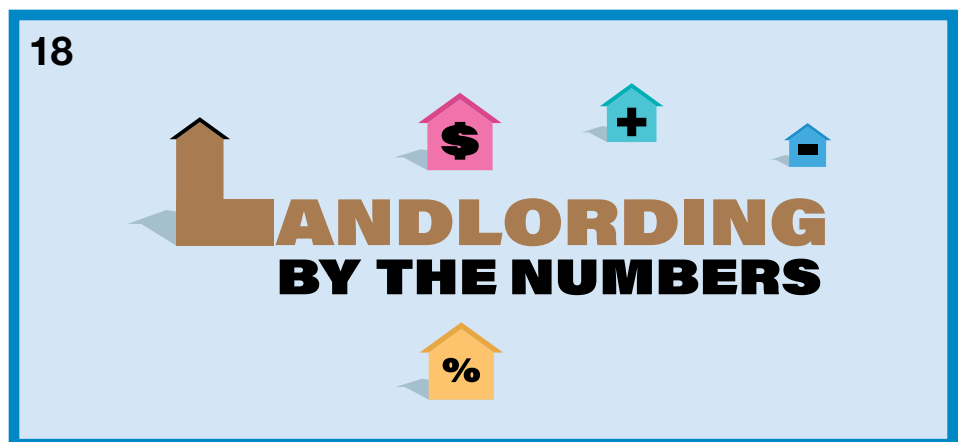
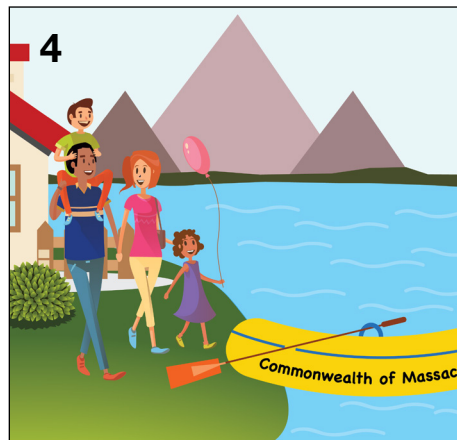
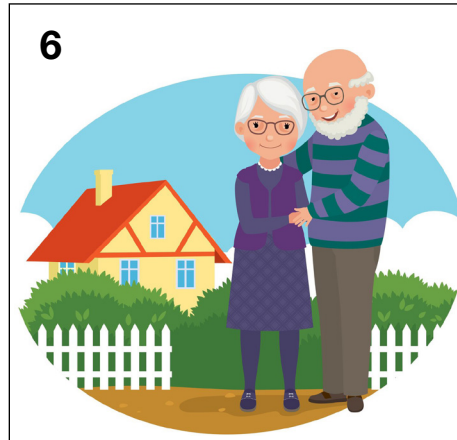
**How Much Are Your
Massachusetts Property
Taxes?**

**DHCD Announces New
RAFT Application Portal Pilot
Began Nov. 14**

**State of
Massachusetts
Bans Mattress and
Textile Disposal as
of Nov. 1**

Contents

- 3 Letter from the Executive Director
- 4 DHCD Announces New RAFT Application Portal Pilot Began Nov. 14
- 6 The Massachusetts Tenancy Preservation Program: Helping At-Risk Tenants Avoid Eviction
- 8 State of Massachusetts Bans Mattress and Textile Disposal as of Nov. 1
- 10 How Much Are Your Massachusetts Property Taxes?
- 17 Notice of Annual Meeting: MassLandlords Annual Elections Dec. 7 through 14, 2022
- 20 REGIONAL





Published by MassLandlords, 14th Floor, One Broadway, Cambridge, MA 02142.

The largest non-profit for Massachusetts landlords. We help you own, rent or manage. We create better rental housing.

info@masslandlords.net

774-314-1896

THE MASSLANDLORDS BOARD OF DIRECTORS

Rich Merlino, President, through 2022
Alec Bewsee, Treasurer, through 2023
Michele Kasabula, Secretary, through 2024
Steffen Landrum, through 2025
Patrick Sullivan, through 2026

EXECUTIVE DIRECTOR

Douglas Quattrochi

INFORMATION MANAGER

Jillian Campayno

COMMUNITY BUILDER AND ACCOUNTANT

Naomi Richardson

WRITER, JOURNALIST, AND EDITOR

Kimberly Harper Rau, Eric Weld

FULL STACK DEVELOPER

Ron Software Development Services

LEGISLATIVE AFFAIRS COUNSEL

Peter Vickery, Esq.

SR MANAGER OF SERVICE AND MARKETING

Sue McMahon

BOOKKEEPING

Vipin Garg, Honeylyn Estopace

MANAGER OF ADVERTISING DESIGN AND PLACEMENT

Paul Ssemenda

MESSAGE BOARDS, SERVICE DIRECTORY, AND DATA

Fatima Cangas, Nomer Caceres, Emerson Raniaga, Maria Evangeline Legaspi

VIRTUAL REGISTRATION DESK

Naomi Elliott, Kaitlin McMahon

NEWSLETTER DESIGN

Ailar Arak

VIDEOGRAPHY

Paul Mong

TRANSCRIPTION

Prospero Pulma

PHOTOGRAPHY

Barry Collins, Paul Shea

SPANISH TRANSLATION

Paola Hernández, Stuart Carter

LOCAL VOLUNTEER TEAMS

BOSTON

Peter Shapiro, Steffen Landrum

CHARLES RIVER

Charles O'Neill, Paul Harris

SPRINGFIELD

Russell Sabadosa, Alec Bewsee

WORCESTER

Michele Kasabula, Richard Trifone, Patrick Sullivan

PARTNER ASSOCIATIONS

MWPOA Frank Hays and team

SWCLA Mark Marzeotti and team

NWCLA Brian Lucier and team

RHABC Jim Stockley III and team

MassLandlords' views and opinions may not reflect those of partner associations.

With Immense Gratitude to Seven Decades of Past Volunteers

For pay-as-you-go business advice or legal information, visit [MassLandlords.net/helpline](https://masslandlords.net/helpline).

Cover Photo by Mark Olsen

CC BY 2.0

<https://unsplash.com/photos/fOcPuW8dmB8>

LETTER FROM THE EXECUTIVE DIRECTOR

One Year of "Price Per Unit"

Our Letter from the Executive Director for December 2022 looks back at a year since our "price per unit" dues increase.



December marks one year since we increased our dues. Our new "price per unit" dues structure is succeeding, as we will report. In other news this month, our crash course reached a milestone. We released some new event infrastructure. And the affiliate service RentHelper finished comprehensive upgrades to payment plans.

We launched our new dues schedule on Dec. 29, 2021. Over the last year, membership has held steady at around 2,400 members. We've all pitched in extra to grow MassLandlords. This has been enormously appreciated and effective. We have used our added resources for several policy projects. We are sustaining our litigation against the Department of Housing and Community Development. We have prepared half a dozen bills for the 193rd legislative session, which starts in January. And we know what to do to oppose Boston rent control if and when it should be formally announced.

In November, our crash course taught its 500th graduate. This milestone represents an estimated 10,000 units now under better-prepared management. We'd like to thank attorneys Peter Vickery in Amherst and Adam Sherwin in Charlestown for teaching all of these owners and managers. Our course will continue to rotate through Boston, Springfield and virtual venues.

We have released a new event marketing tool so team members can generate event listings based on a selection of speakers, topics and other event details. This new tool will facilitate faster event listings, meaning we can set the schedule further in advance.

The affiliate service RentHelper released a comprehensive upgrade to its payment plans. This service now serves a record number of renters (more than 200). Many renters are cashflow challenged and yet succeed long-term with RentHelper's weekly, biweekly and more flexible payment plans. We designed this service to work with renters who don't have a bank account. This is also the only service with good and bad credit reporting. This service was spun out of MassLandlords in 2017.

Remember that we will be voting for our next director in December. Details about candidates will be released separately.

MassLandlords' work benefits owners, managers and service providers of rental housing across the industry. Please join as a member, become a property rights supporter or increase your level of support.

Sincerely,
Douglas Quattrochi
Executive Director
MassLandlords, Inc.

Point your camera app here to read more online.



DHCD Announces New RAFT Application Portal Pilot Began Nov. 14

By Kimberly Rau, MassLandlords Inc.

The rental assistance application portal is being piloted in two regions and will change how landlords and tenants apply for RAFT

The Massachusetts Department of Housing and Community Development (DHCD) announced the pilot program for its new application portal for the Residential Assistance for Families in Transition (RAFT). The program started Nov. 14 in two regions, with statewide rollout expected sometime in mid-December.

The two pilot regions are Way Finders in the Greater Springfield region and the Housing Assistance Corporation, serving Cape Cod and the islands. Starting Nov. 14, landlords or tenants in these areas were able to file new RAFT applications through the portal. Applications already in progress continued to be processed through the system already in place.

The new application portal is designed to replace the current central application process. It will include enhanced features expected to create a more user-friendly experience and increase processing efficiency. One of the biggest features is the addition of a “save and resume” function. This gives applicants 21 days to complete and submit their application once it has been started.

Landlords and property managers will be able to create a profile on the portal with their W-9 and payment information. They will also be able to register multiple properties under one profile, as long as

all of the properties have the same tax identification number. Landlords will be able to log in and see all applications for their properties at once, as well as check application statuses in real time.

Either a landlord or a tenant may begin the RAFT application process by going to the existing landing page. Applicants who have not already done so will be prompted to create a new profile and account. Each assistance application will have two parts, one for landlords and one for tenants. If the tenant is the one applying, the application will ask them for their landlord's contact information (email or phone number). Once the application is in, the landlord will

receive an email or call informing them an application has been started by one of their tenants. The landlord will receive a special code they must enter in the portal before completing their portion of the application. The system will automatically match the codes and bring the two parts together.

If the landlord applies on behalf of the tenant, the tenant will receive the code and a prompt to begin their part of the application.

If a tenant does not have an email address or access to a computer, they can still go to their regional administering agency (RAA). The RAAs can either assist the tenant with setting up an email



The RAFT process gets a little more streamlined with a new application portal, now being piloted in two regions in Massachusetts. Lic: CC by SA 4.0 MassLandlords, Inc.

address or can act as a tenant advocate to get the application process started. Paper applications will still be available at RAAs if tenants need them.

If you think RAFT could help your renter and you apply on their behalf, you will need to provide their email address. If you do not think your tenant has access to email, DHCD recommends you have your tenant initiate the application with their local RAA.

Under the current system, landlords applying on behalf of their tenants must include a signed tenant consent form, but the dual nature of the new portal application removes the need for this. Consent is implied when the tenant fills out their portion of the application.


Once submitted, applications cannot be edited, but additional documents can be attached if necessary. Landlords and tenants can see their application status change as it moves through the system.

“Not submitted” means an application has been started, but not completed and turned in. “Submitted” lets the landlord or tenant know that the application has been submitted but is still waiting for the other party to match with the application using the specialized code. “Under review” tells the landlord or tenant that the application portions have been matched up, and it is being reviewed for eligibility. The final four steps are “pending final approval,” “approved – pending payment” and then “approved” or “denied.” Tenants will be able to see why their application was denied. Landlords will see it was denied but will not be given tenants’ private information.

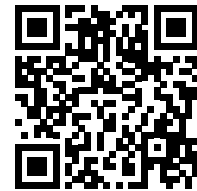
Once it launches statewide, the portal will be available in eight languages. Community-based organizations will also get training in how to use the new portal.

CONCLUSION

We’ve been very frustrated with how RAFT was awarded during the pandemic, going so far as to sue DHCD for records showing how many applications fell through the cracks. This lawsuit is still ongoing. We are interested to see that “timed out” is no longer a status for RAFT applications on this new portal, and hope that it does indeed lead to greater efficiency and productivity for the program.

If you wanted to attend the webinars outlining the new portal and missed them, you can [view it here](#). 

Point your camera app here to read more online



RENTHELPER

TEXT MESSAGE-ENABLED ACH. COLLECT RENT EFFORTLESSLY.

One-fifth the Cost of Credit Cards

Learn more at RentHelper.us



The Massachusetts Tenancy Preservation Program: Helping At-Risk Tenants Avoid Eviction

By Kimberly Rau, MassLandlords Inc.

The tenancy preservation program works with tenants to find solutions to disability-related housing issues, helping avoid homelessness.

The Tenancy Preservation Program (TPP) is a homelessness prevention program that acts as a neutral party between landlord and tenant. It attempts to find solutions for disabled renters who are facing eviction because of disability-related behavior.

TPP specialists work with landlords, tenants and housing courts to attempt to find solutions that can preserve a tenancy while addressing issues that put the tenancy in jeopardy.

WHO IS ELIGIBLE FOR THE TENANCY PRESERVATION PROGRAM?

To be eligible for TPP, a renter must have a disability and be at risk for eviction due to lease violations related to their disability. For example, a tenant who suffers from a **hoarding disorder** may be evicted for failure to maintain clean or sanitary conditions, or repeatedly blocking egresses. TPP may be able to connect that person with resources to help address the problem. Or an elderly renter with dementia may forget to pay the rent, even though they have the money. TPP may be able to connect the tenant with someone who can help them pay their bills.

The household must be able to document it is at risk for eviction by showing a notice to quit. If they reside in public housing, the tenant may also show a notice for lease violation.



The Tenancy Preservation Program can help people with disabilities who might otherwise be evicted preserve their housing and avoid homelessness. Image License: 123rf

Finally, the tenancy must be able to be preserved. This means that the tenant can afford their rent, and that there is not a move-out agreement in place (or that the landlord is willing to suspend the agreement if TPP is involved). It also means that all parties are willing to participate in the program.

Families with disabled children are also eligible for TPP if they meet program criteria.

HOW DOES THE TENANCY PRESERVATION PROGRAM WORK?

When someone is connected with the Tenancy Preservation Program, specialists review the situation. They look at why the tenant is facing eviction and develop

a treatment plan involving whatever services are needed to preserve the tenancy. TPP will visit with tenants and monitor the case for as long as necessary.

TPP specialists have three points of action. The first is to resolve the issues related to the tenancy. This means making sure tenants can remain in their housing without committing further lease violations. If the tenancy cannot be preserved, the second action would be to help the renter find appropriate housing.

Neither of those options may be possible if the tenant is unwilling or unable to fix the issue or move. In that case, the TPP specialist's third action would be to contact homeless outreach

workers to ensure they are in contact with the tenant when the eviction happens.

HOW DOES SOMEONE APPLY FOR THE TENANCY PRESERVATION PROGRAM?

A TPP brochure states that the program assists approximately 500 households annually. It operates across the state, in five geographic regions that correspond to the state's housing court departments.

The tenancy preservation program works primarily with the housing court to assess the situation as a neutral party. TPP also acts in an advisory role for judges, who must consider solutions and reasonable accommodations for tenants with disabilities, including substance use issues. Therefore, most people who are referred to TPP will be referred by the housing court. TPP may become involved as soon as a notice to quit is issued or may not step in until later in the process.

If you know or suspect that your tenant is violating their lease because of a disability, let your attorney know. They can confidentially address the court and possibly get a TPP referral. Outside parties may also refer a tenant to TPP if they suspect a problem.

WHAT IS CONSIDERED A "GOOD" TREATMENT PLAN FOR PRESERVING SOMEONE'S TENANCY?

Under the tenancy preservation program, tenants and landlords are encouraged to

find a treatment plan that will work for all parties involved. The primary goal is to preserve the renter's housing. But the renter must also address the issues that caused their housing to be in jeopardy in the first place.

Under the TPP, a good, acceptable treatment plan has four criteria. The plan must be likely to address the tenancy issues that are putting the renter at risk of eviction. It must be acceptable to the tenant. It must be acceptable to the landlord. And, finally, it must be acceptable to the court. This means the tenant must be willing to work toward fixing the issue and the landlord must be willing to accept the plan.

This presumes that the tenancy issue is one that does not put the safety of the renter or others at risk. There are times when a good solution that meets all the above criteria may not be possible.


WHAT IF WE CAN'T COME TO AN AGREEMENT REGARDING RENTAL ISSUES?

Sometimes, an agreement with TPP can't be reached. This may be because the tenant is not willing to make changes. Or it may be because the tenant's behavior that jeopardized the tenancy is not likely to improve and puts others at risk. In these cases, TPP will work with the tenant to find alternative living arrangements.

For instance, a person who lives alone and floods their apartment or leaves the stove on because of their advanced

dementia may be safer in a memory care facility. Someone whose issues are the result of substance use and who is not able to stop using on their own may be better served by a residential rehabilitation facility. TPP will work with the tenant to find a solution that allows them to leave the rental, but also avoid becoming homeless.

CONCLUSION

Disability is a protected class in Massachusetts, but that doesn't mean you don't have options if one of your renters is acting in a way that is harmful to themselves or others. In the same way that RAFT can help tenants who are not able to afford the rent, the tenancy preservation program may be able to help you and your tenant come to an agreement that keeps everyone safe and housed. You can read the full TPP operations manual [here](#). 

Point your camera app here to read more online



**HEALTHY HOMES
FOR BETTER LIVING!**



- Indoor Air Quality
- Lead Paint Inspections
- Mold Testing & Analysis
- Serving all of MA & NH

1 Arcadia St.
Dorchester, MA 02122

Phone: 617-288-8870
Fax: 617-282-7783

Inspections@asapenvironmental.com
www.asapenvironmental.com

Call Toll Free: 800-349-7779

Osterville 508-428-1669 Brockton 508-580-4800 Rockland 781-982-8700 Worcester 508-755-7320 Lawrence 978-686-0003



PROXIMA
Eviction Moving & Storage

Helping landlords with tenants who are required
by law to be removed from the property

✓ Lowest Fixed Rates ✓ No Hidden Fees ✓ Licensed, Bonded, Insured

Call to schedule:

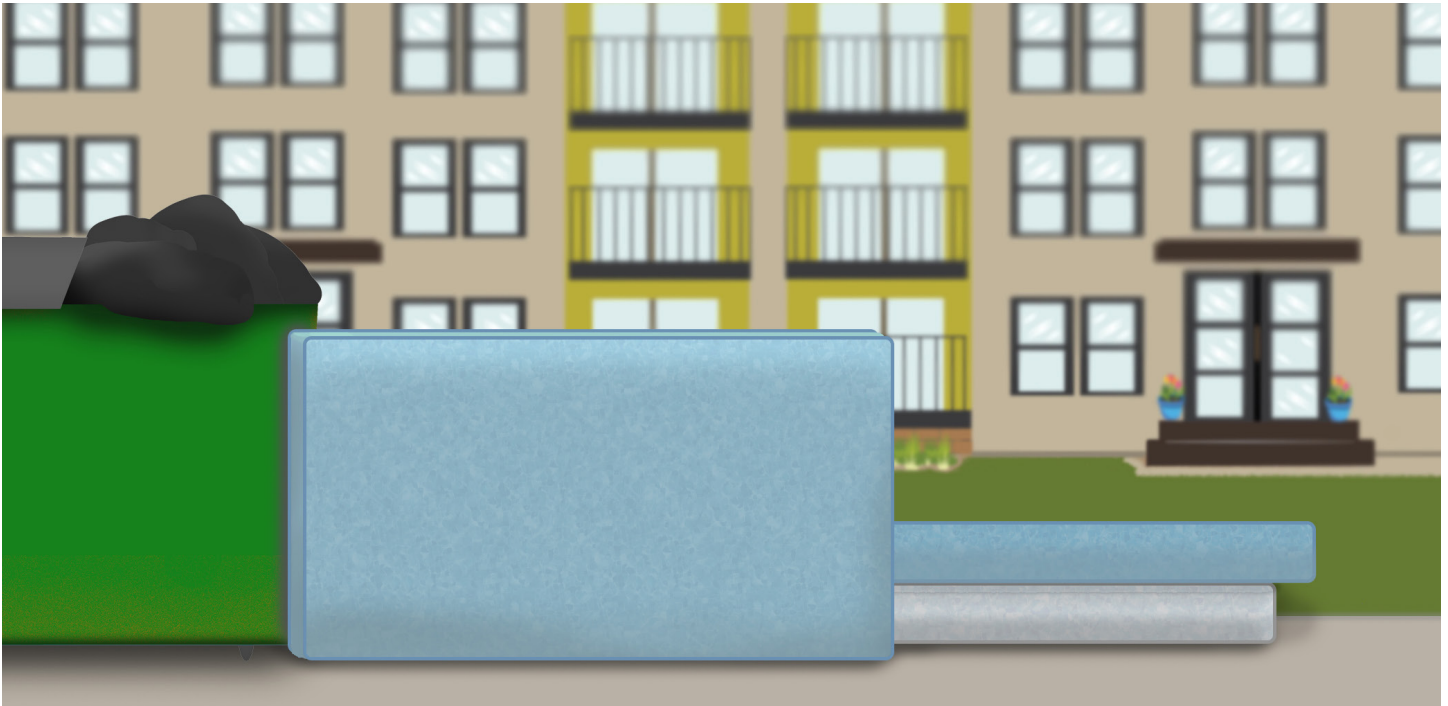
617-588-0111

Visit to learn more:

<http://evictionMovingandStorage.com>

State of Massachusetts Bans Mattress and Textile Disposal as of Nov. 1

By Kimberly Rau, MassLandlords Inc.



New state bans on what can be disposed of at the curb mean that you're going to have to find a new way to get rid of abandoned mattresses. Fortunately, there are many recycling companies who can help. Image License: CC by SA 4.0 MassLandlords Inc.

Mattresses, clothes, shoes and other textiles must be donated or recycled rather than thrown away as part of the state's expanded waste disposal ban.

The Massachusetts Department of Environmental Protection (DEP) expanded its waste disposal ban as of Nov. 1, 2022, to include mattresses and textiles.

As any landlord will tell you, mattresses are frequently left behind in rental units when the tenant moves out. Under the new ban, you are no longer allowed

to simply leave them on the curb or schedule them for trash pickup.

According to the DEP, discarded mattresses are “expensive to transport, hard to compact, take up lots of landfill space, and can damage incinerator processing equipment.” The DEP noted that up to 75% of a mattress is made of recyclable materials, but more than 600,000 mattresses and box springs are thrown away annually in Massachusetts.

WHAT COUNTS AS A MATTRESS UNDER THE NEW BAN?

The state defines a mattress as “any resilient material or combination of materials that is enclosed by

ticking, used alone or in combination with other products, and that is intended for sleeping upon, except for mattresses that are contaminated with mold, bodily fluids, insects, oil, or hazardous substances.”

Crib, twin, twin XL, full, queen, king and California king mattresses and box springs are included in the waste ban, as are full-foam or latex mattresses, sometimes called “mattresses in a box.”

If you have mattresses that are moldy or otherwise contaminated, you are encouraged to document the number of mattresses you have, along with their condition and how they were stored. You also need to note how they were managed

to prevent contamination. In other words, you can't leave a mattress outside in the yard until it gets moldy and then put it out for trash. But if your tenants left behind a moldy mattress in the bedroom, you may dispose of it without being in violation of the ban. You'll want to keep documentation in case you're asked for it.

WHAT DO I DO WITH AN OLD MATTRESS?

Landlords and renters are unlikely to be able to legally resell a used mattress (the disclosure requirements of General Law Chapter 94 Section 272 probably cannot be met by anyone other than the retailer or manufacturer). But you don't have to keep your old mattresses forever. The DEP recommends you donate mattresses that are in good condition. The Beyond the Bin Recycling Directory lists charities and other organizations that will accept mattresses for reuse or recycling. If your tenants leave behind mattresses

that look like they're in good shape, this could be worth looking into.

If the mattresses aren't in great condition, see if your city or town has a mattress collection program. Some municipalities may not have their own program, but are regional participants in neighboring communities' programs. You can check this map to see if your city or town participates in any kind of program.

If your tenants are buying a new mattress, educate them about a program that many retailers offer. A lot of companies will offer to haul away an old mattress when they deliver the new one as an incentive to buy from them. Try to make this your renter's responsibility before it's yours when their lease is up.

CONCLUSION

We can't argue with facts. Mattresses are hard to dispose of, take up lots of room in landfills and are not good for the environment when they are simply thrown out. We also understand that this is going

to create a headache for any landlord who finds their tenants left the unit but didn't take their old mattresses with them. Many dumpster companies already do not allow mattress disposal. Others charge premiums to dispose of or recycle them for you. Check with your dumpster company to see what their policy is. It may be worth the charge for you to allow them to recycle the mattresses on your behalf. Or you may want to familiarize yourself with the options above and share them with your tenants to save time on move-out day. [ML](#)

Point your camera app here to read more online



October 17-22

PRO APPRECIATION Event

Builders | Contractors & Handymen
Landlords | Property Managers
Restoration Companies
Realtors or Investors

All Pros

Save **10%** Off

Pro Blue Members Save 15%



*Scan the QR code to learn more.

- ▶ Special Giveaways & Door Prizes
- ▶ New & Current Pro Customers Welcome

How Much Are Your Massachusetts Property Taxes?

By Eric Weld, MassLandlords, Inc.

Massachusetts property taxes, higher than in most states and ever-increasing, are enough to push some landlords out of the industry.

Massachusetts property taxes are among the highest in the nation. They often make a sizable impact on landlords' bottom lines, chipping revenue down to unsustainable levels or even forcing some to exit the industry.

Very few people enjoy paying property taxes (or any taxes for that matter). Massachusetts has the fifth-highest median residential property tax rate (\$4,309 per year) in the nation, trailing New Jersey, Connecticut, New Hampshire and New York.

Recent surges in property tax across the state don't help. The combination of increased home values in recent years and inflated municipal budgets are prompting many towns and cities to

bump up property tax rates and assess higher values on properties.

Housing providers manage property tax increases in different ways. Many raise tenants' rent to offset their higher assessments. Some cut back on or defer needed improvements or repairs of rental units and buildings. Others appeal their assessments with each increase and attempt to negotiate with their local government to lower what they owe. And a percentage throw up their hands, unable to absorb more tax hikes, and leave the landlording



The Inn on Washington Square, a once-historic bed and breakfast facing Washington Square Park in midtown Salem, Mass., with a relatively high tax levy, has been refashioned into three condominiums. Image: editorial use google maps <https://www.google.com/maps/place/53+N+Washington+Square,+Salem,+MA+01970/@42.5254914,-70.8887351,3a,60y,308.14h,100.89t/data=!3m6!1e1!3m4!1s-B2wmVqs6LaAjWzUl1cC7g!2e0!7i16384!8i8192!4m5!3m4!1s0x89e314692dae1c0f:0x935977786f0f0bac!8m2!3d42.5255217!4d-70.8>



FORD'S HOMETOWN SERVICES



YOUR ENVIROMENTAL PEST AND LAWN PROFESSIONALS

FORDSHOMETOWN.COM



industry altogether, selling their rental properties for what they can.

UNSUSTAINABLE PROPERTY TAX INCREASES

Bobby Marcey is an example of the latter. He's the former owner of the Inn on Washington Square, a historic, thriving (and haunted?) bed and breakfast in Salem, Mass. Marcey operated his three-room inn from 2006 to 2013, located two blocks down from the Salem Witch Museum, facing Washington Square, a midtown park.

In the seven years he owned the inn, Marcey's residential property taxes skyrocketed from about \$3,000 to nearly \$15,000 a year, he said, sometimes increasing by \$2,000 to \$3,000 from one fiscal year to the next.

"I didn't mind the taxes in Salem in the first couple years I owned it," Marcey recently told MassLandlords, "until they really hit me" with annual high-percent-age increases. In discussions with Salem Mayor Kim Driscoll, Marcey recalled,

he was told he was being assessed with a "view tax" due to the proximity to a popular park within eyeshot.

A view tax is not an actual separate tax, rather it's a term used for part of a municipality's property tax assessment. Properties with a view have higher value and are therefore assessed at a higher amount than similar or nearby properties without a view.

Marcey struggled to hang on to the inn for a couple years. He sought permission from the city to add another rentable room to offset the increasing tax burden but was told he could not due to the building's historic status.

Finally, heartbroken and unable to sustain the high tax burden, Marcey sold the building to a condominium developer. The once-renowned inn now accommodates three condos.

Marcey currently owns and operates the Libby House, a bed and breakfast in Gorham, N.H., where, ironically, he is surrounded by majestic mountains but

pays no "view tax" as part of his \$2,000-per-year property tax levy.

MANAGING HIGH PROPERTY TAXES

Operating a bed and breakfast inn is different from leasing dwelling units, but when it comes to property taxes, housing providers share similar stories to Marcey's about struggling to manage increasing levies.

MassLandlords member Alex Narinsky owns rental properties in Cambridge, Newton and Somerville. His property tax rate has increased precipitously over the past two years, he said, among the three municipalities.

"The property taxes are very high in Massachusetts," he said. "Moreover, they are constantly increasing. The assessed value is constantly up."

Narinsky raised rents on his long-term tenants, he explained, to partly offset property tax increases. "I am uneasy to increase the rent for good-paying tenants by more than 3%, so this increase did not fully offset the increase in property taxes

and maintenance expenses. This year I will need to increase more. This will probably disappoint long-term tenants.”

WHAT ARE PROPERTY TAXES?

Property taxes are a complicated issue. Few owners enjoy paying them, even if they recognize their necessity. Property taxes are an annual fee levied on the assessed market value of every property within a community – residential, commercial, industrial and open space. Towns and cities use revenue from property taxes (along with state aid and other funding sources) to pay for local schools and services such as public transportation, public safety, snow removal, libraries and parks. In fiscal year 2020, Massachusetts communities paid for 66.4% of local services with property tax revenue. State aid covered 11.3% of municipal budgets statewide.

These percentages vary widely among individual communities.

Massachusetts towns and cities base real estate valuations on “full and fair cash value,” that is, how much a willing buyer would pay a willing seller for a property on the open market. Residential properties are assessed in part according to the market sale amounts of comparable properties (“comps”) within proximity of the property being assessed. Commercial property assessments consider land and property value as well, but also use a formula that evaluates income generated by a business or businesses on the property.

RESIDENTIAL VS. COMMERCIAL PROPERTY

In Massachusetts, rental businesses may be taxed at different rates depending on the number of units. Small rental businesses of up to three units tend to

be taxed using a residential classification. Rental businesses of four units or more, including rooming houses, are often taxed at commercial rates. Most Massachusetts communities employ the same rate, or a single rate, for both residential and commercial property tax valuations. However, some – mostly larger municipalities – use split rates, levying a higher percentage for commercial property tax liens.

Commercial property tax rates are often considerably higher than residential rates. For that reason, some housing providers, like Bobby Marcey in Salem, intentionally keep their rental businesses at three rooms to avoid paying commercial tax rates.

In some communities, the jump from residential to commercial would mean paying twice as much in property tax. In Andover, for example, an owner of a two-unit rental would pay a residential



MOLD REMEDIATION

If your home or commercial building has a mold problem, don't hesitate to enlist Restoration 1's certified mold remediation specialists to help you with mold cleanup and restore your property to normal.



WATER DAMAGE

We use advanced restoration equipment and techniques to deal with problems arising from flooding of a burst pipe or a flash flood caused by severe weather.



FIRE DAMAGE

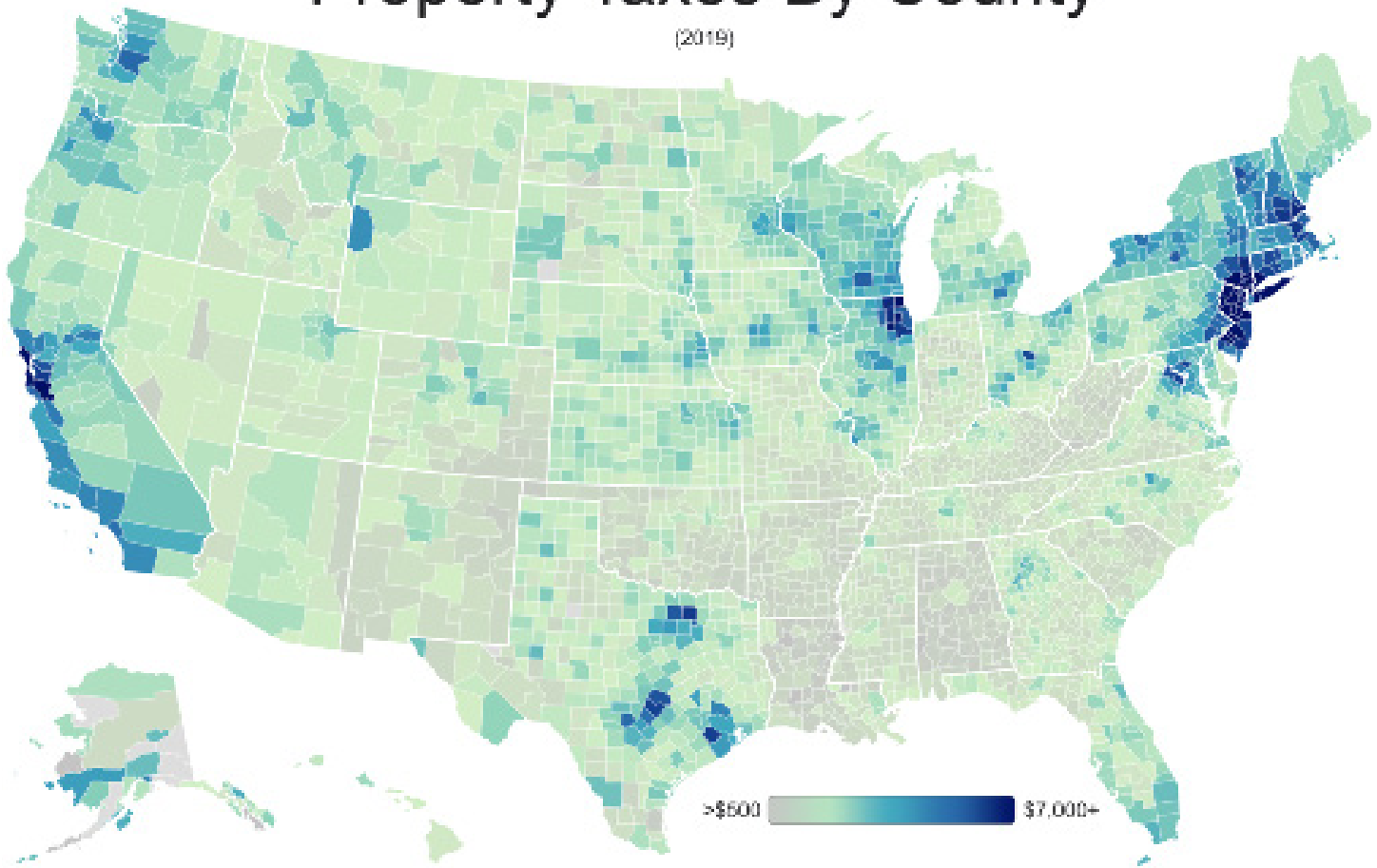
Though many belongings and memories may have been lost in a fire, our property restoration specialists promise quality work and restoration services to ensure your property is like new again.

**WE OFFER SOLUTIONS FOR
WATER, FIRE, SMOKE AND
MOLD DAMAGE**

E: bob.couture@restoration1.com
C: 413-251-3190
restoration1.com/springfield-ma/

Property Taxes By County

(2019)



Property taxes vary vastly between states and municipalities across the nation, as illustrated by this map, ranging from \$500 per year to more than \$7,000. Image: cc by-sa Wikimedia

rate of \$14.6 per \$1,000 of assessed value, while a five-unit owner would pay a commercial rate of \$29.29/\$1,000. In Worcester, the difference is \$15.21/\$1,000 residential vs. \$33.33/\$1,000 commercial.

PROPERTY TAX COMPARISONS

Property owners in all 50 states pay property taxes. New Jersey has the highest residential rate, averaging 2.49% and an annual payment of \$8,362. States with the lowest residential property tax rates are Hawaii, Alabama, Colorado, Louisiana and South Carolina. However, the rate of taxation and the actual amount of taxes levied on properties vary widely from state to state and municipality to municipality within each state.

Massachusetts communities that pay the highest effective property tax rates are Longmeadow (\$24.64 per \$1,000), Wendell (\$23.24/\$1,000) and Greenfield

(\$22.32/\$1,000). Municipalities with the lowest effective rates are Chilmark (\$2.82/\$1,000), Hancock (\$3/\$1,000) and Edgartown (\$3.03/\$1,000). All six of these communities employ a single tax rate for residential and commercial property assessments.

Calculating property tax rates and comparisons can be misleading. What owners pay in property tax is a combination of the local tax rate and the assessed value of their property. While Hawaii enjoys the lowest average residential tax rate in the nation, 0.28%, its home values are the highest in the nation, with a median home value of more than \$848,000 in 2022. Therefore, Hawaii residents pay more property taxes than residents of some other states.

In Massachusetts, the owner of a home worth \$500,000 in Longmeadow would pay residential property tax of \$12,320

per year. In Chilmark, a small town on the outer banks of Martha's Vineyard, the same house would yield \$1,410 in residential property tax, an annual tax difference of \$10,910 for the same house.

Let's look at a commercial rate comparison. An owner of a six-unit apartment building in Worcester valued at \$1 million would pay upwards of \$33,000 (\$33.33/\$1,000) in taxes. In Tewksbury, the same property would cost about \$27,000 (\$27.25/\$1,000) in annual property taxes. By comparison, across the state, the owner of a three-unit multi-family in Springfield valued at \$1 million would pay \$18,000 (\$18.82/\$1,000) in annual residential property taxes.

HOW MASSACHUSETTS COMPARES

That said, it remains that Massachusetts property owners pay a disproportionate amount of property taxes relative to

owners of real estate in other states. And for those renting out residences and juggling the multiple costs associated with landlording, ever-increasing property taxes can make or break the business.

The average property tax rate itself isn't particularly high in Massachusetts. Across all Massachusetts municipalities, the average property tax rate equals 1.23%, which ranks the state 18th in the nation, well below New Jersey's average. The national average is 1.10%.

It's the high market values of real estate in Massachusetts that push the state toward the top of the list in property taxes. Massachusetts home values hit a high-water mark in 2021, topping out at \$750,000 for an average single-family, up 10.5% from 2020. The higher market value your home has, the more you will pay in residential property tax.

It's possible that Massachusetts home values will come down slightly as federal interest rates increase to fight inflation, and that property taxes for some could descend with values. But Massachusetts struggles with an overall shortage of housing, and significant declines in home values seem unlikely any time soon.

APPEALING REAL ESTATE TAX ASSESSMENTS

Part of property owners' frustrations with the tax they pay on real estate is the seeming subjectivity within the assessment process. Assessors base their valuations on market forces and study and compare real estate activity around their communities' neighborhoods to determine what owners should pay in tax. Assessors are required to submit their valuations every five years to the state Department of Revenue for certification.

But they don't always get it right. In Worcester, a coalition called AWARE (Accurate Worcester Assessments on Real Estate), headed by Joan Crowell, brought about an in-depth review of the city's assessment process by the state Department of Revenue after pointing out unusually high tax levies on some properties.

Part of property valuations are determined by the amount of money a municipality needs to raise to pay for schools and local public services. This levy is

determined by Town Meeting or a select board. In Massachusetts, municipalities are limited by Proposition 2 ½, a law that restricts the overall increase a town or city can collect in property taxes, to 2.5%, from one year to the next. (Proposition 2 ½ is a restriction on a municipality's total property tax revenue; tax increases on individual properties are not restricted to that percentage and may exceed 2.5%.)

Proposition 2 ½ can be, and often is, overridden by community referendum, for one-time capital projects, for example, construction of a new school or healthcare facility. Also, the Community Preservation Act, an option that allows municipalities to raise funds to preserve open and outdoor spaces and build affordable housing, may override Proposition 2 ½, again by referendum.

Property owners who disagree with their valuations are legally allowed to appeal tax assessments by filing an abatement with the town tax office. An abatement is essentially a request to reduce the assessment and pay a lower property tax bill, or receive a refund.

A number of exemptions are also available, respective to each municipality, that allow some property owners to pay less in taxes. For example, surviving spouses of firefighters or police officers are often allowed property tax exemptions. Other exemptions might include people experiencing hardship due to age, poverty or infirmity. Check with your community's tax office to learn about local property tax exemptions.

THE COST OF QUALITY LIVING

Part of the reason Massachusetts residents pay a relatively high amount in property taxes is because we live in a desirable location.


By most accounts, Massachusetts is a good place to live, evidenced by several metrics. Research firm TOP Data recently deemed Massachusetts residents the happiest people in the country based on factors like relatively high income, longer-lasting marriages than other states and favorable social policies. WalletHub named Massachusetts the best place to live in the U.S., eyeing metrics such as affordability, economy, education,

health, quality of life and safety. And Massachusetts has long been among the healthiest states in the U.S.

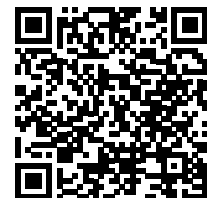
Many of the aspects that make Massachusetts a desirable place to live – e.g., high-quality schools, smooth roads and streets, safety and security – cost money and are supported by property tax. Schools across the state rank among the best in the nation. Many of our towns and cities maintain ample green spaces, parks and nature preserves for our outdoor enjoyment. Our access to healthcare is at the top of the list. And violent crime in Massachusetts cities consistently ranks lower than other states.

Still, great place to live or not, Massachusetts landlords must contend with property taxes that can threaten their businesses' profitability and solvency. For those like Bobby Marcey and Alex Narinsky, the tax burden is inordinately high.

The quest to bring about tax policies that are fair and reasonable for landlords and other property owners is a long-term one. It's tied to issues like zoning, new housing and balance among residential and commercial property owners. These are issues that animate MassLandlords' energies and focus.

If you want to assist the ongoing campaign to enact smarter, more equitable policies that result in fairer property taxes for housing providers, consider donating a 10% equivalent of your property tax bill to MassLandlords' Property Rights Supporter Program. 

Point your camera app here
to read more online



What we do, so you don't have to.

Boston • Brookline • Cambridge • Somerville • Medford • Newton • Watertown

The MerGo Experience

Customer Service focused, MerGo brings a fresh perspective to Property Management.

Get the responsive service you, your property, and tenants expect, plus the ROI you deserve. Currently accepting new clients.

Our Services



Property Maintenance



Rent Collection



Bookkeeping



Leasing & Tenant Screening



Creative Solutions

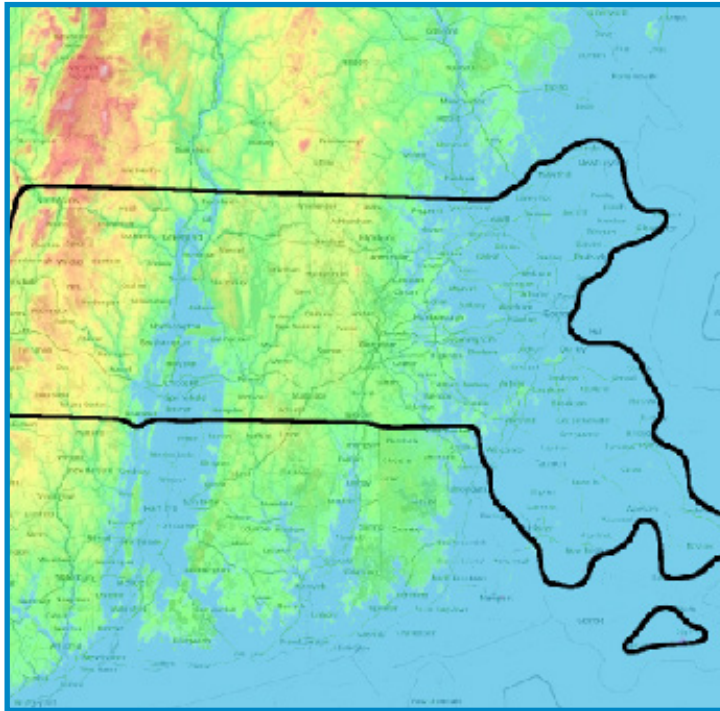


Owner Communication

MERGO
PROPERTY MANAGEMENT

5% Flat fee
& No Maintenance or
Service Upcharge

Contact: Lucas Merchant • lucas@mergogroup.com • (617) 990-6201 • mergogroup.com



ARTICLE YOU MAY HAVE MISSED

MassLandlords to File Bill to Create a Team for the Study of a Climate Resilient Capital

MassLandlords plans to file a bill with the 193rd state legislature that would appoint a working group to study the increasingly urgent issue of high flood risk in the capital and how a plausible flood event could negatively impact state governance – not to mention destroy acres of high-priced real estate.

Point your camera app here to read more online.



Rentable™

The simple way for landlords & tenants to handle
security deposits & assess damage
to their units over time.

Tenants

- ✓ Peace of Mind
- ✓ Simple Monitoring
- ✓ Safety and Security

Landlords

- ✓ Easy-to-Use & Compliant
- ✓ Decrease Vacancies
- ✓ Simplified Monitoring



SIGN UP AT

www.rentable.com

Notice of Annual Meeting: MassLandlords Annual Elections Dec. 7 through 14, 2022

Members in good standing must vote in the 2022 election online at MassLandlords.net/vote.

Each year in December we elect a member to the Board of Directors, and we also recognize a non-member with the MassLandlords Good Neighbor award.

Our annual meeting this year will be conducted electronically only. The four event locations that would normally host in-person voting are closed. Electronic voting will take place at MassLandlords.net/vote starting Dec. 7 and running through Dec. 14. The record date is Sunday, Nov. 27 (meaning our records must list you as a member in good standing on that date to vote).

Members must pay dues to MassLandlords or a directly managed chapter (service contract chapters have your own elections and cannot vote in MassLandlords, Inc. elections).

THE GOOD NEIGHBOR AWARD

The Good Neighbor Award is intended to recognize a non-member's efforts to advance property rights or to improve the quality of rental housing in Massachusetts. All nominees are normally sent a letter of thanks. The nominee chosen by the membership would normally receive a commemorative plaque.

Nominations will be accepted until voting opens on December 7. As of printing, no one has yet been nominated for the Good Neighbor Award.

THE BOARD OF DIRECTORS

At time of writing, four members had been nominated and only two had declined. We were working on collecting their statements of credential and vision. These will be published in full on the ballot.

Directors serve a five-year term. The Board of Directors has no operational responsibility, rather, their job is to oversee. In particular, they must hire or fire the person currently in the Executive Director's role, if necessary. They must also review financial reports and verify that association business aligns with our mission.



Nominations accepted through Dec. 7. Starting December 8 through Dec. 21, vote at MassLandlords.net/vote. Licensed 123rf 61058618_s – Derivative work.

The final deadline to submit names to appear on the ballot is Nov. 27. Write-in's will be allowed. [Submit nominations online](https://MassLandlords.net/vote). Mark your calendar now to log in at MassLandlords.net/vote between Dec. 7 and Dec. 14 to view final ballots and biographies and to vote electronically. [M](#)

Point your camera app here
to read more online



Infographic



LANDLORDING BY THE NUMBERS



What's up, what's down? What's in, what's out?
This monthly feature is a brief statistical snapshot
of the landlording and housing industries.

\$6,719

Average property tax bill in 2022 for a single-family home in Massachusetts. ([Mass.gov](https://www.mass.gov))

\$2,375

Annual property tax payment for the average American homeowner. ([World Population Review](https://www.census.gov))

\$2,011,023

Average value of a home in Brookline, Mass., the city with the highest market values, and second-highest property tax bills, in the state. ([La Macchia Realty](https://www.lamacchia.com))

62.5%

Percentage of people who own their home in Massachusetts, ranking the state seventh lowest in the nation in that statistic. ([The Center Square](https://www.zillow.com))



Schedule Calls With Our Staff for Business Advice and Legal Information

**For Just
\$90/HR**

Or add the helpline to your membership for a low annual fee and rest assured that you will have one-on-one access to our counselors and attorney referrals for:

- ✓ Landlord rights and responsibilities
- ✓ Nonpayment of rent
- ✓ Contractor disputes
- ✓ Termination of tenancies and eviction
- ✓ Rent increases
- ✓ Angry neighbors
- ✓ Municipal fines or assessments,
- ✓ Building disasters
- ✓ Sleepless nights

Schedule a consult: **774-314-1896** or **hello@masslandlords.net**

REGIONAL

MassLandlords Upcoming events

See details under each region

2022 DECEMBER

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5 SWLCA 7:00pm-8:00pm	6	7 Bills for the Next Session 5:00pm - 6:40pm	8 The Good Landlording Hygiene, NWCLA 5:00pm - 6:40pm, 7:00pm-8:00pm	9	10
11	12	13	14 Weather Preparedness 5:00pm - 6:40pm	15	16 Priorities for the 193rd session 12:00pm - 1:00pm	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

2023 JANUARY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 SWLCA 7:00pm-8:00pm	3	4 Virtual Meeting 5:00pm - 6:40pm	5	6	7
8	9	10 MWPOA 5:30pm - 8:00pm	11 Virtual Meeting 5:00pm - 6:40pm	12 Virtual Meeting, NWCLA 5:00pm - 6:40pm, 7:00pm-8:00pm	13	14
15	16	17 Virtual Meeting 5:00pm - 6:40pm	18	19	20	21
22	23	24	25	26	27 Webinar 12:00pm - 1:00pm	28
29	30 Virtual Meeting 5:00pm - 6:40pm	31				

STATEWIDE

Virtual Meeting: Bills for the Next Session

WED
12/07

The next legislative session starts in January. Help us make Massachusetts to best place to own or to rent! Learn about our bills:

- Civil asset forfeiture reform.
- Increasing the lead paint credit.
- The Climate Resilient Capital Task Force.
- LLCs no longer need an attorney.
- Encouraging duplex as of right.
- Placing the legislature into the public records law.
- Security deposit reform.

Attendees will leave knowing about each of MassLandlords' proposals. There will be opportunities to volunteer to help file any bill after the presentation.



Peter Vickery is an attorney at Bobrowski and Vickery LLC and MassLandlords Legislative



MassLandlords has filed bills and testified since we were founded in 2013. We list over a dozen related achievements on our policy page.

Part of this presentation will be given by **Peter Vickery of Bobrowski & Vickery, LLC**. Attorney Vickery practices law in Western Massachusetts where he focuses on landlord-tenant law (representing landlords in Housing Court) and discrimination defense

(representing business owners in the Massachusetts Commission Against Discrimination). He graduated from Oxford University (Jesus College) with a BA in Modern History; obtained his Post-Graduate Diploma in Law from the University of the West of England in Bristol; his JD from Boston University School of Law; and his Masters in Public Policy & Administration from the University of Massachusetts, Amherst. Attorney Vickery served one term on the Governor's Council (the elected 8-member body that approves or vetoes the governor's choice of judges in Massachusetts) and on the State Ballot Law Commission. As Legislative Affairs Counsel for MassLandlords he drafts bills, bill summaries, and testimony in the area of housing law, and writes amicus briefs in cases that have strategic significance for rental-property owners.



Erin Zamarro of A.A. Zamarro Realty will moderate networking time.

You can volunteer for a future event.

Networking time for this event will be moderated by **Erin Zamarro**. Erin is a real estate broker in Worcester, operating since 2008. She is a member of MassLandlords and the National Association of Realtors. Erin frequently works with buyers and sellers of multi-family or investment properties, as well as assisting property owners with rentals. She owns 8 units in Worcester.

Members register for no charge in just a few clicks!

Public attendees register via zoom!

"No Sales Pitch" Guarantee

MassLandlords offers attendees of directly managed events a "No Sales Pitch" guarantee. If a guest speaker offers services, their presentation will not discuss pricing, promotions, or

reasons why you should hire them. We do not permit speakers to pay for or sponsor events. Guest speakers are chosen for their expertise and willingness to present helpful educational content. Your purchase of an event ticket sustains our nonprofit model.

WEDNESDAY, DECEMBER 7TH

VIRTUAL MEETING AGENDA

5:00 pm Sign-in and virtual networking: you can chat with others as people log in
5:40 pm Presentation
6:40 pm Virtual meeting ends

By member survey, the business update has been reimagined as a set of convenient videos viewable anytime online.

Participation is Easy

We have two formats of online events:

- **Virtual meetings** include optional audience participation via video, phone, and screenshare and are not recorded.
- **Webinars** have limited participation options (typed questions only) and are recorded.

Our **virtual registration desk** is open for all events one hour starting 30 minutes prior to the event start time. Call 774-314-1896 or email hello@masslandlords.net for live, real-time help signing in and using your technology.

If joining a virtual meeting, please use the zoom "test audio" feature. You will be allowed to talk to others if your microphone is good and there is no background noise. We reserve the right to mute anyone for any reason. Attendees without a microphone or who don't want to be heard can type questions.

VIRTUAL MEETING DETAILS (HOSTED BY ZOOM)

We will share our video, audio, and computer screen and slides.

- **Optional:** You can share your video with everyone, talk to everyone, and type chat with everyone. Video sharing is not required. Talking is not required.

Password will be emailed and viewable online.

Topic: Bills Virtual Meeting
December 7, 2022

Time: Dec 7, 2022 05:00 PM Eastern
Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/82960341506>

Meeting ID: 829 6034 1506

Passcode: Will be emailed and
viewable [online](#)

Dial by your location
+1 646 931 3860 US
+1 301 715 8592 US (Washington DC)
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 646 876 9923 US (New York)
+1 346 248 7799 US (Houston)
+1 360 209 5623 US
+1 386 347 5053 US
+1 408 638 0968 US (San Jose)
+1 564 217 2000 US
+1 669 444 9171 US
+1 669 900 6833 US (San Jose)
+1 719 359 4580 US
+1 253 215 8782 US (Tacoma)

Meeting ID: 829 6034 1506
Passcode: Will be emailed and
viewable [online](#)

Find your local number:
<https://us02web.zoom.us/j/kcE1HQ0pl0>

PRICING

Open to the public. Membership
is not required!

- Members: No charge
Registration is required.
- Public: No charge.
Registration is required.

Public Registrants: Please note that by
registering for this free event you will
be automatically added to our mailing
list. You can always unsubscribe from
our mailing list, by clicking on unsub-
scribe link at the bottom of any email
you may receive.

This event will not be recorded.

Slides and handouts
if any will be uploaded

to [Massachusetts Housing Policy](#).

**[Click here to purchase
tickets for this event](#)**

This virtual meeting counts for
continuing education credit for

Certified Massachusetts Landlord Level
Three. [Beep in.](#) [Leave feedback/beep out.](#)

This event is operated by
MassLandlords staff.

Want to speak at a MassLandlords
meeting? [Submit a speaker request.](#)

This is part of the
[Virtual rental real estate
networking and training series.](#)

Google calendar users:
[add our event calendar to your own.](#)

Google calendar users:
[add this event only to your calendar.](#)

iPhone & iPad users:
[add our event calendar to iCal.](#)

Outlook users:
[add our event calendar to Outlook.](#)

STATEWIDE

Virtual Meeting: Good Landlording Hygiene: Take Your Real Estate from Stinky to Squeaky Clean

THU
12/08

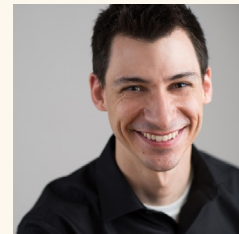
This event will be a discussion anchored
to a new set of slides. The intent of this
presentation will be to help you manage
your rental income stream as a business
at any size. This presentation is not a
legal compliance review. Instead, we'll be
focusing on business tools and processes.
Full- and part-time landlords will find a
variety of productivity tips and tricks:

- How can you guarantee newknowledge
always gets put into practice?
- Where do landlords store important
files like rental agreements?
- How and when should I delegate
to new team members? Who can I
realistically hire at my size?
- What should my mental state
be when I learn someone has
damaged the apartment?
- And much more.

We hope these tips will open your eyes to
new ways of looking at an old business.
And we hope if you have suggestions,
you will share them so we can update
our slides for future presentations.



It's a great time to stop what you're doing and think
about whether you could do it better.



MassLandlords Executive Director Doug Quattrochi

This presentation will be given by **Doug Quattrochi**, Executive Director, MassLandlords, Inc. Doug was a founding member of MassLandlords in 2013. He became the association's first Executive Director under new bylaws in 2014. Since then, he has scaled the organization from a core of 160 members in Worcester to approximately 2,500 dues paying businesses from Pittsfield to the Cape, and from an all-volunteer team to approximately 20 full and part-time staff plus 50 volunteers. Doug has been instrumental in advancing democratic governance mechanisms, including score voting for policy priorities and a staggered and democratically elected Board of Directors. Doug also oversees the RentHelper spin-off, which is expanding access to electronic banking for those of us who are unbanked or underbanked. Prior to MassLandlords, Doug held leadership roles in various Massachusetts startups, two of which are still operating. Doug holds a Master of Science in Aerospace Engineering from the Massachusetts Institute of Technology.

"Doug's presentation was excellent. He was very clear and provided detailed explanations." -Larry

"Doug always holds very informative classes full of substance and Very organized!" -Thomas

Do you own highly appreciated investment real estate? Tired of being a landlord but worried about taxes if you sell? If so, visit our site below to learn more about Tax-Advantaged Solutions

ASSET STRATEGY

Like the idea of selling your investment property but are concerned about triggering taxes and replacing the income?

Interested in Passive Real Estate Eligible for potential 1031 Exchange Tax benefits?

WWW.ASSETSTRATEGY.COM

**To get a Free Download on 1031/DSTs contact us
www.DST1031HQ.com | info@AssetStrategy.com | 781-235-4426, x 135**

This is for informational purposes only, does not constitute as individual investment advice, and should not be relied upon as tax or legal advice. Securities offered through Concorde Investment Services, LLC (CIS), member FINRA/SIPC. Asset Strategy is independent of CIS.

"Your answers to member's questions were most helpful." -Liz



**Patrick Sullivan of Obtainable Sobriety, also a MassLandlords Director, will moderate networking time.
You can volunteer for a future event.**

Networking time will be moderated by **Patrick Sullivan**. Patrick has been an avid landlord since 2007 primarily focusing on multi families in the greater Worcester area. Having worked in high level IT his whole life he looks at things from a different perspective which he applies to real estate. He became a Real Estate agent in 2015 and now primarily focuses on Sober living facilities for people recently out of drug

and alcohol treatment centers. Patrick sits on the statewide MassLandlords Board of Directors.

Purchase your ticket in just a few clicks!

"No Sales Pitch" Guarantee

MassLandlords offers attendees of directly managed events a "No Sales Pitch" guarantee. If a guest speaker offers services, their presentation will not discuss pricing, promotions, or reasons why you should hire them. We do not permit speakers to pay for or sponsor events. Guest speakers are chosen for their expertise and willingness to present helpful educational content. Your purchase of an event ticket sustains our nonprofit model.

THURSDAY, DECEMBER 8TH

VIRTUAL MEETING AGENDA (NEW TIMES!)

5:00 pm Sign-in and virtual networking: you can chat with others as people log in
5:40 pm Presentation

6:40 pm Virtual meeting ends

By member survey, the business has been reimagined as a set of convenient videos viewable anytime online.

Participation is Easy

We have two formats of online events:

- **Virtual meetings** include optional audience participation via video, phone, and screenshare and are not recorded.
- **Webinars** have limited participation options (typed questions only) and are recorded.

Our virtual registration desk is open for all events one hour starting 30 minutes prior to the event start time. Call 774-314-1896 or email hello@masslandlords.net for live, real-time help signing in and using your technology.

If joining a virtual meeting, please use the zoom "test audio" feature. You will be allowed to talk to others if your microphone is good and there is no background noise. We reserve the

right to mute anyone for any reason. Attendees without a microphone or who don't want to be heard can type questions.

Virtual Meeting Details (hosted by Zoom)

We will share our video, audio, and computer screen and slides.

- **Optional:** You can share your video with everyone, talk to everyone, and type chat with everyone. Video sharing is not required. Talking is not required.

Password will be emailed and viewable [online](#).

Topic: Good Landlording Hygiene Virtual Meeting December 8, 2022

Time: Dec 8, 2022 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/89814601556>

Meeting ID: 898 1460 1556

Passcode: Will be emailed and viewable [online](#)

Dial by your location
+1 646 931 3860 US
+1 301 715 8592 US (Washington DC)
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 646 876 9923 US (New York)
+1 564 217 2000 US
+1 669 444 9171 US
+1 669 900 6833 US (San Jose)
+1 719 359 4580 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 386 347 5053 US
+1 408 638 0968 US (San Jose)

Meeting ID:
898 1460 1556

Passcode: Will be emailed and viewable [online](#)

Find your local number:
<https://us02web.zoom.us/j/89814601556>

PRICING

Open to the public. Membership is not required!

Public: \$21
Members: \$7

This event will not be recorded.

Slides and handouts if any will be uploaded to [Good Landlording Hygiene](#).

Click here to purchase tickets for this event

This virtual meeting counts for continuing education credit for Certified Massachusetts Landlord Level Three. [Beep in.](#) [Leave feedback/beep out.](#)

This event is operated by MassLandlords staff.

Want to speak at a MassLandlords meeting? [Submit a speaker request.](#)

This is part of the [Virtual rental real estate networking and training series.](#)

Google calendar users:
[add our event calendar to your own.](#)

Google calendar users:
[add this event only to your calendar.](#)

iPhone & iPad users
[add our event calendar to iCal.](#)

Outlook users:
[add our event calendar to Outlook.](#)

STATEWIDE

Virtual Meeting: Winter and All-Season Weather Preparedness: Forensic Meteorology for Slip and Fall Lawsuits and More

Personal injury lawsuits can strike like a bolt out of the blue, but there are simple things every landlord can do to **minimize your risk**. We will cover:

- Top exposures for property owners and managers.
- Easy things you can do to prevent weather-related injury.
- Apps and resources to manage weather alerts across your team.
- The Storm Ready Certification: Supporter Designation.
- How forensic weather analysis can decide the outcome of a case.

Attendees will leave with actionable steps to take to reduce the likelihood of ice or other weather-related liability.



Dr. Alicia Wasula of STM Weather



Winter weather is a major liability for property owners.

Part of this event will be presented by **Dr. Alicia Wasula, President of STM Weather**. Weather impacts everyone. Dr. Wasula's passion is helping you understand how to use information and science to save time and money, prevent injuries, and save lives.

As an educator, she was driven to help her students understand tough concepts and make abstract ideas relevant and real. Every aspect of her business is saturated with that sense of purpose. Whether she is communicating weather information to attorneys or juries for litigation purposes, property owners for weather preparedness training, or community groups, her goal is to help them understand how the weather works in a way that is relevant to them and to communicate complex information in an understandable, relatable way.

STM Weather was founded in 2004 as Shade Tree Meteorology. Originally a forensic-based firm, it has grown over the years into a full-service meteorological firm. As STM Weather has grown, they have expanded their services to include weather planning and trainings, seminars and speaking engagements, and data-driven consulting which helps answer questions such as "When is the best time of year to plant tomatoes in my backyard?", "What is the most likely

WED
12/14



CAMBRIDGE SAGE

#1 Landlord-specialist Realtor in Cambridge, Somerville and surrounding towns

- ✓ Deep expertise in multi-family sales, purchases and rentals in Cambridge, Somerville and Medford
- ✓ FREE property valuations
- ✓ FREE leasing services - only tenants pay broker fee
- ✓ FREE lease renewal services for existing clients
- ✓ FREE property upgrade consults
- ✓ FREE rental pricing recommendations
- ✓ FREE vendor recommendations for handymen, cleaners, snow removal and more
- ✓ No commitments or contracts for rentals

CALL TODAY FOR YOUR FREE CONSULTATION WITH CAMBRIDGE SAGE:

📞 617-833-7457

✉️ SAGE@CAMBRIDGESAGE.COM



weather hazard I will encounter at my location?", or "What is the best way to receive weather information?" We are fully committed to serving each of our clients with kindness and respect, giving them a scientifically sound, complete analysis, and delivering our findings in a clear, easy-to-understand manner.



Patrick Sullivan of Obtainable Sobriety, also a MassLandlords Director, will moderate networking time.

You can volunteer for a future event.

Networking time will be moderated by **Patrick Sullivan**. Patrick has been an avid landlord since 2007 primarily focusing on multi families in the greater Worcester area. Having worked in

high level IT his whole life he looks at things from a different perspective which he applies to real estate. He became a Real Estate agent in 2015 and now primarily focuses on Sober living facilities for people recently out of drug and alcohol treatment centers. Patrick sits on the statewide MassLandlords Board of Directors.

Purchase your ticket in just a few clicks!

"No Sales Pitch" Guarantee

MassLandlords offers attendees of directly managed events a "No Sales Pitch" guarantee. If a guest speaker offers services, their presentation will not discuss pricing, promotions, or reasons why you should hire them. We do not permit speakers to pay for or sponsor events. Guest speakers are chosen for their expertise and willingness to present helpful educational content. Your purchase of an event ticket sustains our nonprofit model.

WEDNESDAY, DECEMBER 14TH VIRTUAL MEETING AGENDA

5:00 pm Sign-in and virtual networking: you can chit chat with others as people log in
5:40 pm Presentation
6:40 pm Virtual meeting ends

By member survey, the business update has been reimaged as a set of convenient videos viewable anytime online.

Participation is Easy

We have two formats of online events:

- **Virtual meetings** include optional audience participation via video, phone, and screenshare and are not recorded.
- **Webinars** have limited participation options (typed questions only) and are recorded.

Our virtual registration desk is open for all events one hour starting 30 minutes prior to the event start time. Call 774-314-1896 or email hello@masslandlords.net for live, real-time help signing in and using your technology.

If joining a virtual meeting, please use the zoom "test audio" feature.

You will be allowed to talk to others if your microphone is good and there is no background noise. We reserve the right to mute anyone for any reason. Attendees without a microphone or who don't want to be heard can type questions.

Virtual Meeting Details (hosted by Zoom)

We will share our video, audio, and computer screen and slides.

- **Optional:** You can share your video with everyone, talk to everyone, and type chat with everyone. Video sharing is not required. Talking is not required.

Password will be emailed and viewable [online](#).

Topic: Weather Preparedness Virtual Meeting December 14, 2022

Time: Dec 14, 2022 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/86719280457>

Meeting ID: 867 1928 0457 Passcode:
Will be emailed and viewable [online](#)

Dial by your location
+1 408 638 0968 US (San Jose)
+1 507 473 4847 US
+1 564 217 2000 US
+1 646 876 9923 US (New York)
+1 646 931 3860 US
+1 669 444 9171 US
+1 669 900 6833 US (San Jose)
+1 689 278 1000 US
+1 719 359 4580 US
+1 253 215 8782 US (Tacoma)
+1 301 715 8592 US (Washington DC)
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+1 346 248 7799 US (Houston)
+1 360 209 5623 US
+1 386 347 5053 US

Meeting ID: 867 1928 0457

Passcode: Will be emailed and viewable [online](#) Find your local number: <https://us02web.zoom.us/j/86719280457>

PRICING

Open to the public. Membership is not required!

Public: \$21.00
Members: \$7.00

This event will not be recorded.

Slides and handouts if any will be uploaded to [Weather Preparedness](#).

[Click here to purchase tickets for this event](#)

This virtual meeting counts for continuing education credit for Certified Massachusetts Landlord Level Three. [Beep in.](#) [Leave feedback/beep out.](#)

This event is operated by MassLandlords staff.

Want to speak at a MassLandlords meeting? [Submit a speaker request.](#)

This is part of the [Virtual rental real estate networking and training series](#).

Google calendar users:
[add our event calendar to your own.](#)

iPhone & iPad users
[add our event calendar to iCal.](#)

Outlook users:
[add our event calendar to Outlook.](#)

STATEWIDE

Virtual Meeting: Priorities for the 193rd Session: Eviction and Housing Court

FRI
12/16

This presentation will discuss the major landlord pain points that have developed over the last couple of years, and how the 193rd legislative session could be asked to address some or all of them. We will review:

- The Housing Court's tiered procedure.
- Rental assistance and nonpayment evictions.
- Levies of execution and scheduling constables or sheriffs.
- And much more!

Attendees will leave knowing what the major challenges are.

Richard D. Vetstein, Esq. is regarded as one of the leading real estate attorneys in Massachusetts.



All bills that will be heard in the 193rd legislative session should be filed in January.

Part of this presentation will be given by **Richard D. Vetstein, Esq.** With 24 years in practice, he was voted a «Top Lawyer» by Boston Magazine, voted «Best of Metrowest» and selected as a «Super Lawyer» 2022. He was lead counsel in the successful federal legal challenge to the Massachusetts Eviction Moratorium, which received national and statewide publicity. For fun, Rich enjoys all Boston sports teams, seeing live music with his son and watching his daughter perform theatre.

[Purchase your ticket in just a few clicks!](#)

“No Sales Pitch” Guarantee

MassLandlords offers attendees of directly managed events a “No Sales Pitch” guarantee. If a guest speaker offers services, their presentation will not discuss pricing, promotions, or reasons why you should hire them. We do not permit speakers to pay for or sponsor events. Guest speakers are chosen for their expertise and willingness to present helpful educational content. Your purchase of an event ticket sustains our nonprofit model.

FRIDAY, DECEMBER 16TH

VIRTUAL MEETING AGENDA

12:00 pm Presentation
1:00 pm Virtual meeting ends

By member survey, the business update has been reimagined as a set of convenient [videos viewable anytime online](#).

Participation is Easy

We have two formats of online events:

- **Virtual meetings** include optional audience participation via video, phone, and screenshare and are not recorded.

- **Webinars** have limited participation options (typed questions only) and are recorded.

Our virtual registration desk is open for all events one hour starting 30 minutes prior to the event start time. Call 774-314-1896 or email hello@masslandlords.net for live, real-time help signing in and using your technology.

If joining a virtual meeting, please use the zoom "test audio" feature. You will be allowed to talk to others if your microphone is good and there is no background noise. We reserve the right to mute anyone for any reason. Attendees without a microphone or who don't want to be heard can type questions.

Virtual Meeting Details (hosted by Zoom)

We will share our video, audio, and computer screen and slides.

- **Optional:** You can share your video with everyone, talk to everyone, and type chat with everyone. Video sharing is not required. Talking is not required.

Password will be emailed and viewable [online](#).

Topic: Priorities for 193 Short Virtual Meeting December 16, 2022

Time: Dec 16, 2022 12:00 PM Eastern Time (US and Canada)

Join Zoom Meeting <https://us02web.zoom.us/j/85455915305>

Meeting ID: 854 5591 5305

Passcode: Will be emailed and viewable [online](#)

Dial by your location

+1 312 626 6799 US (Chicago)
+1 309 205 3325 US
+1 646 876 9923 US (New York)
+1 646 931 3860 US
+1 301 715 8592 US (Washington DC)
+1 689 278 1000 US
+1 719 359 4580 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 360 209 5623 US
+1 386 347 5053 US
+1 408 638 0968 US (San Jose)
+1 507 473 4847 US
+1 564 217 2000 US

+1 669 444 9171 US
+1 669 900 6833 US (San Jose)

Meeting ID: 854 5591 5305

Passcode: Will be emailed and viewable [online](#)

Find your local number:
<https://us02web.zoom.us/j/85455915305>

PRICING

Open to the public. Membership is not required!

Public: \$21.00
Members: \$7.00

This event will not be recorded.

Slides and handouts if any will be uploaded to [Massachusetts Housing Policy](#).

[Click here to purchase tickets for this event](#)

This virtual meeting counts for continuing education credit for Certified Massachusetts Landlord Level Three. [Beep in. Leave feedback/beep out.](#)

This event is operated by MassLandlords staff.

Want to speak at a MassLandlords meeting? [Submit a speaker request.](#)

This is part of the [Virtual rental real estate networking and training series](#).

Google calendar users: [add our event calendar to your own.](#)

iPhone & iPad users: [add our event calendar to iCal.](#)

Outlook users: [add our event calendar to Outlook.](#)

BERKSHIRE COUNTY BOSTON, CAMBRIDGE, SOMERVILLE

The MassLandlords Crash Course in Landlording

SAT
03/11

Learn everything you need to succeed as an owner or manager of residential rental property in Massachusetts.



This fast-paced course is strictly limited to 16 participants to allow for detailed discussion and Q&A. Course tuition includes:

- Small group session with the Executive Director, a trained presenter and experienced landlord, and the attorney.
- A comprehensive agenda, see below.
- Your choice of two books:
 - *Every Landlord's Tax Deduction Guide* by NOLO,
 - *The Good Landlord* by Peter Shapiro,
 - *Getting to Yes* by Roger Fisher, and/or
 - *The Housing Manual* by H. John Fisher.
- A bound summary of all material presented.
- Breakfast pastries, coffee, tea.
- Lunch sandwiches, sodas, chips, cookies; all dietary requirements satisfied, please notify us when you purchase a ticket.
- A MassLandlords ballpoint pen.
- A MassLandlords certificate of completion and permission to use "MassLandlords Crash Course graduate" on your marketing material.

You will receive a box packed with your personalized signed certificate, your choice of two books, course notes, pen, and half a dozen other pieces of literature.

[Purchase your ticket in just a few clicks!](#)



Instructor Douglas Quattrochi



Instructor Attorney Adam Sherwin

Featured Testimonial



"I simply wanted to reach out and express just how happy I am to have attended the landlording crash course. The presentation and delivery of the information was flawless and I certainly have walked away with a greater understanding of the intricacies that govern being an above average landlord/manager." - **Michael Murray**

SATURDAY, MARCH 11TH, 2023

CRASH COURSE AGENDA

SATURDAY, MARCH 11TH, 2023

- 8:30 am - Introduction of MassLandlords and course participants
- 8:45 - Rental markets
 - o Urban, suburban, rural
 - o Luxury, college, professional, working, subsidized, rooming houses
- 9:00 - Property selection
 - o Lead paint (Legal highlight)
 - o Utilities
 - o Bones vs surfaces
 - o Amenities
 - o Repairs and renovations
 - o Durable vs beautiful
 - o What if I'm stuck with what I've got?
- 9:40 - Sales and marketing 101 for rental property managers
 - o Marketing rentals
 - o Sales process
 - o Staying organized

- o Branding a small business
- o Getting more or fewer calls
- o Tips and tricks
- 10:05 - Break for ten minutes
- 10:15 - Finish sales and marketing
- 10:35 - Applications and screening
 - o Criminal, credit, eviction
 - o Discrimination (legal highlight)
 - o Tenant Screening Workshop
- 11:30 - Rental Forms
 - o Lease vs Tenancy at Will
 - o iCORI
 - o Eviction notices
- 11:50 - Break and Lunch, with free form Q&A
 - o 12:20 - Finish rental forms
- 12:40 - Legal Matters start
 - o Late fees
 - o Security deposits
 - o Eviction process
 - o Move-and-store
 - o Water and electrical submetering
 - o Housing Court vs District Court
 - o Warranty of habitability
 - o Inspections
 - o Subsidies
 - o Rent control
- 1:40 - Break for ten minutes
- 1:50 - Maintenance, hiring, and operations
 - o Keeping the rent roll and expenses
 - o Filing taxes
 - o To manage or not to manage
 - o Tenants as customers
 - o Notifying tenants
 - o Extermination
 - o Monitoring contractors
 - o Lease violations and conflict resolution
 - o Record keeping
- 2:40 - Overview of books and resources for further education
- 2:45 - Review of unanswered questions
- 3:00 - End Course

Please note that end time each day may vary based on questions.

Location

Cambridge Innovation Center
14th Floor, Charles Conference Room-One Broadway
Cambridge, MA 02134

Please note: CIC has several buildings in Kendall Square, two of them being adjacent to each other. The correct location for this event is the building with light colored concrete, vertical windows and a Dunkin Donuts on the ground level. You will NOT see a CIC sign. Refer to the image below.



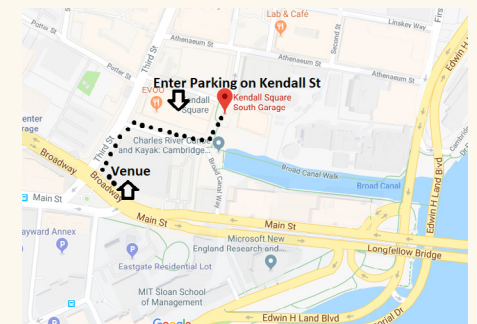
Accessing from the T

- Exit the Kendall T stop on Main St.
- Cross to the side of Main St. with the Chipotle and walk up the street towards Broadway, passing the Chipotle on your left.
- You will then round the corner to the left and One Broadway will be across the street diagonally.
- Cross over Third St. and Broadway to arrive at One Broadway.

For all attendees Upon entering One Broadway, you will need to check in with the lobby security. You'll just need to show your ID and let them know you're going to the MassLandlords event and which floor.

Parking

Accessible by T and highway. Parking available in several garages for weekend rates. See [CIC Directions](#) for details. Pilgrim Parking has affordable rates and is a short walk from the venue, [click here for details](#)



This event is in-person only. There is no zoom option.

Look for our next crash course over zoom or locally.

Food

- Breakfast:
 - o Fresh bagels, large muffins, cinnamon rolls, coffee cake slices and scones with cream cheese, butter, and jam
 - o Fresh fruit platter
 - o Assorted fruit juices and coffee
- Lunch:
 - o Assorted gourmet sandwiches
 - o Garden salad
 - o Pasta salad
 - o Assorted pastries
 - o Soda, juice, water

*Please email hello@masslandlords.net if you have any dietary restrictions and need a special meal.

This event will not be recorded.

Pricing

Open to the public. Membership is not required, but advance registration is required!

- Online:
 - o Non-members: \$250
 - o Members: \$225 ([log in](#) before you register or you will see the non-member price)
- Online registration required. All ticket sales final.

Public Health

At time of advertising, masks were not required by any policy of MassLandlords, the venue or the municipality. Masks are welcome. Breakfast and lunch will be served in or near the room and may be taken outside weather permitting.

If you are feeling tired or sick, please do not come! Your ticket will be refunded in full. Please let us know before the start time for your course so we can notify the instructors.

Click here to purchase tickets for this event

The training counts for continuing education credit for Certified Massachusetts Landlord Level Three. [Beep in.](#) [Leave feedback/beep out.](#)

This event is operated by MassLandlords staff.

[Membership.](#)

This is part of the Virtual rental real estate networking and training series.

Google calendar users: [add our event calendar to your own.](#)

iPhone & iPad users: [add our event calendar to iCal.](#)

Outlook users: [add our event calendar to Outlook.](#)

CENTRAL WORCESTER COUNTY

Wanted for Guarantee: Worcester Studios and One Bedrooms

The City of Worcester has signed an agreement to pilot a landlord-tenant guarantee fund, under which you may be eligible to receive \$10,000 of coverage for unpaid rent, property damage, and attorney's fees if you rent to one of our renters instead of a market renter.

The guarantees are being issued to Worcester landlords who choose to rent to residents currently experiencing homelessness in the city. All of our residents have been awarded permanent subsidies (MRVP, VASH, or Section 8) so they can pay the rent. All of our residents also receive supportive services, so they get help with whatever caused them to experience homelessness in the first place. These residents are all individuals, so we are looking for studios or one-bedrooms near bus routes.

You will still be able to screen your renter as normal. You will have to waive screening criteria that would adversely affect an applicant with non-violent criminal history, bad credit, and/or an eviction record. All other screens can be conducted as normal (ability to pay rent, move-in monies, smoking, pets, etc.).

You will get unlimited helpline access if you participate. We can issue these guarantees because we know in over 80% of cases, you won't lose a dime, and we won't have to pay the guarantee.

For no-obligation information, call the helpline at 774-314-1896 or email hello@masslandlords.net.

CHARLES RIVER (GREATER WALTHAM) GREATER SPRINGFIELD

Springfield: The MassLandlords Crash Course in Landlording

FRI
02/04

Learn everything you need to succeed as an owner or manager of residential rental property in Massachusetts.



This fast-paced course is strictly limited to 16 participants to allow for detailed discussion and Q&A. Course tuition includes:

- Small group session with the Executive Director, a trained presenter and experienced landlord, and the attorney.
- A comprehensive agenda, see below.
- Your choice of two books:
 - o *Every Landlord's Tax Deduction Guide* by NOLO,
 - o *The Good Landlord* by Peter Shapiro,
 - o *Getting to Yes* by Roger Fisher, and/or
 - o *The Housing Manual* by H. John Fisher.
- A bound summary of all material presented.
- Breakfast pastries, coffee, tea.
- Lunch sandwiches, sodas, chips, cookies; all dietary requirements satisfied, please notify us when you purchase a ticket.
- A MassLandlords ballpoint pen.
- A MassLandlords certificate of completion and permission to use

"MassLandlords Crash Course graduate" on your marketing material.

You will receive a box packed with your personalized signed certificate, your choice of two books, course notes, pen, and half a dozen other pieces of literature.

**Purchase your ticket in
just a few clicks!**



Instructor Douglas Quattrochi



Instructor Peter Vickery

Featured Testimonial



"I simply wanted to reach out and express just how happy I am to have attended the landlording crash course. The presentation and delivery of the information was flawless and I certainly have walked away with a greater understanding of the intricacies that govern being an above average landlord/manager." - **Michael Murray**

SATURDAY, FEBRUARY 4TH, 2023

CRASH COURSE AGENDA

SATURDAY, FEBRUARY 4TH, 2023

- 8:30 am - Introduction of MassLandlords and course participants
- 8:45 - Rental markets
 - o Urban, suburban, rural

- o Luxury, college, professional, working, subsidized, rooming houses

- 9:00 - Property selection
 - o Lead paint (Legal highlight)
 - o Utilities
 - o Bones vs surfaces
 - o Amenities
 - o Repairs and renovations
 - o Durable vs beautiful
 - o What if I'm stuck with what I've got?
- 9:40 - Sales and marketing 101 for rental property managers
 - o Marketing rentals
 - o Sales process
 - o Staying organized
 - o Branding a small business
 - o Getting more or fewer calls
 - o Tips and tricks
- 10:05 - Break for ten minutes
- 10:15 - Finish sales and marketing
- 10:35 - Applications and screening
 - o Criminal, credit, eviction
 - o Discrimination (legal highlight)
 - o Tenant Screening Workshop
- 11:30 - Rental Forms
 - o Lease vs Tenancy at Will
 - o iCORI
 - o Eviction notices
- 11:50 - Break and Lunch, with free form Q&A
- 12:20 - Finish rental forms
- 12:40 - Legal Matters start
 - o Late fees
 - o Security deposits
 - o Eviction process
 - o Move-and-store
 - o Water and electrical submetering
 - o Housing Court vs District Court
 - o Warranty of habitability
 - o Inspections
 - o Subsidies
 - o Rent control
- 1:40 - Break for ten minutes
- 1:50 - Maintenance, hiring, and operations
 - o Keeping the rent roll and expenses
 - o Filing taxes
 - o To manage or not to manage
 - o Tenants as customers
 - o Notifying tenants
 - o Extermination

- o Monitoring contractors
- o Lease violations and conflict resolution
- o Record keeping

- 2:40 - Overview of books and resources for further education
- 2:45 - Review of unanswered questions
- 3:00 - End Course

Please note that end time each day may vary based on questions.

Location

Realtor Association of Pioneer Valley
221 Industry Ave
Springfield, MA 01104

This event is in-person only. There is no zoom option. Look for our next crash course over zoom or locally.

Food

- Breakfast:
 - o Fresh bagels, large muffins, cinnamon rolls, coffee cake slices and scones with cream cheese, butter, and jam
 - o Fresh fruit platter
 - o Assorted fruit juices and coffee
- Lunch:
 - o Assorted gourmet sandwiches
 - o Garden salad
 - o Pasta salad
 - o Assorted pastries
 - o Soda, juice, water

*Please email hello@masslandlords.net if you have any dietary restrictions and need a special meal.

This event will not be recorded.

Pricing

Open to the public. Membership is not required, but advance registration is required!

- Online:
 - o Non-members: \$250
 - o Members: \$225
(log in before you register or you will see the non-member price)
- Online registration required. All ticket sales final.

Public Health

At time of advertising, masks were not required by any policy of MassLandlords, the venue or the municipality. Masks are welcome. Breakfast and lunch will be served in or

near the room and may be taken outside weather permitting.

If you are feeling tired or sick, please do not come! Your ticket will be refunded in full. Please let us know before the start time for your course so we can notify the instructors.

Click here to purchase tickets for this event

The training counts for continuing education credit for Certified Massachusetts Landlord Level Three. Beep in. Leave feedback/beep out.

This event is operated by MassLandlords staff.

Membership.

This is part of the Virtual rental real estate networking and training series.

Google calendar users:
add our event calendar to your own.

Google calendar users:
add this event only to your calendar.

iPhone & iPad users:
add our event calendar to iCal.

Outlook users:
add our event calendar to Outlook.

**LAWRENCE
METROWEST
NORTH SHORE
NORTHERN WORCESTER COUNTY**

Fitchburg: Annual Food & Toy Drive Holiday Social

**THU
12/08**

Our Annual Toys for Tots Drive and Food Pantry Drive where every year we make a food donation to a local food pantry. We also found a Toy Drive to donate to the Massachusetts State Police Toys for Tots Charity Drive. What a great way to celebrate the Holiday Season by sharing our blessings with others!

At this meeting we will find out who has won the Golden Ticket Award Contest for \$100, the Annual NWCLA Membership Drive for one-year free basic NWCLA membership. Come out for our raffles, great food, and PLENTY of holiday cheer.

For extra raffle tickets, bring non-perishable food for the food pantries, and unwrapped gifts. The more you give – the more you get.

See you at the party! (This meeting is for members only and will not be streamed on Zoom)

THURSDAY, DECEMBER 8TH

NWCLA MEETING AGENDA

Visit nwcla.com for any last-minute updates or changes.

- 7:00pm Dinner, Networking & Presentations

o Networking draws from 25 towns including Fitchburg, Gardner, Leominster, Athol, Holden, Ayer, Orange, Ashburnham, Spencer, Ashby, Lunenburg, Townsend, Westminster, Princeton, Sterling, Lancaster, Shirley, Groton, Pepperell, Winchedon, Templeton, and Hubbardston.

In Person Location (No Zoom Option)

British American Club
1 Simonds Road
Fitchburg, MA 01420

Food

- Dinner will be provided.

Pricing

Open to NWCLA Members Only

- MassLandlords.net/NWCLA members: pay annual NWCLA dues, then free

This event is operated by volunteers.

SOUTHERN WORCESTER COUNTY

Southbridge: SWCLA Christmas Party

**MON
12/12**

Our December Meeting will be the SWCLA Christmas Party. This will be in person only, no zoom option.

We hope to see you. If you cannot make it, we wish you much peace and joy for the Holidays.

MONDAY, DECEMBER 12TH

SWCLA MEETING AGENDA

- 6:00 PM Party Start

In Person Location

Southbridge Community Center (aka Casaubon Senior Center)
153 Chestnut St.
Southbridge, MA 01550

Pricing

Open to SWCLA Members only. Pay annual SWCLA dues then free.

This event is operated by volunteers.

ServiceMASTER
Restore

ServiceMaster By Gilmore

40
YEARS OF TRUST
AND RELIABILITY

- ✓ Water & Flood Damage Restoration
- ✓ Fire & Smoke Restoration
- ✓ Drying & Dehumidification
- ✓ Deodorization - Odor Removal
- ✓ Sewerage Clean-up
- ✓ Remediation
- ✓ Reconstruction

📞 800-783-0552 Available 24/7 svmgilmore.com

SANDONATO LAW

21 McGrath Highway Suite 405, Quincy MA 02169
(E) msandonato@sandonatolaw.com
(Ph) 617-481-2742

- ✓ *Landlord Tenant*
- ✓ *Estate Planning*
- ✓ *Probate*

MEMBERSHIP BENEFITS



RENTAL FORMS

Download a complete set of up-to-date rental forms (applications, leases, notices to quit, and more).



LEGAL STANDING

Vote in MassLandlords elections, serve on boards, and be represented in policy discussions with local and state officials.



NEWSLETTERS

In-depth news, tips and tricks emailed monthly.



HOME DEPOT SAVINGS

20% off paint; purchases over \$1,000 eligible for price reductions; concierge services for larger jobs.



SERVICE PROVIDER DIRECTORY

Search for service providers or be listed as one (electricians, managers, realtors, attorneys, plumbers, snow removers, and much, much more).



VIDEOS, ANALYSIS, & SPREADSHEETS

Watch past events, learn about the laws, and access spreadsheets you can build on like our CFL vs LED ROI calculator.



MESSAGE BOARDS

24/7 access to Massachusetts Landlords for advice and/or to contribute your professional expertise.



HOME BASE

Preferred pricing and name tag at dinner meetings.



EVENTS

Monthly networking and education at events state-wide.



COLLECT CHECKS ONLINE

Never bounces, reports for credit, members get first tenant free for a year via RentHelper.



CREDIT SCREENING COUPONS

Save on SmartScreen credit reports.



ENTITY FORMATION SAVINGS

Create LLC's or Inc's for a low, members-only fixed price via New Leaf Legal.

Millbury Appliance Wholesalers is Your Wholesale Appliance Source!

Everything you need can be found at Millbury!

For over 30 years, we have
been a great resource for the following:

- Real Estate Owners
- Management Companies
- Corporate, Condo and
Tenant's Associations
- Builders and Contractors
- Federal, State and Local
Government Agencies
- Senior Citizen Homes and
Independent Living Associations
- Non-profit Organizations
- Colleges and Universities
- Major Corporations



We Specialize In Appliance Packages!



We Carry Top Name Brand Appliances For Your Upcoming Project!

- Amana • General Electric • Frigidaire
- Electrolux • Whirlpool • Maytag • KitchenAid
- Danby • LG • Samsung • Premier • Haier
- Speed Queen • Avanti and many more

**All Sizes and Styles To Fit Your Needs:
Washers, Dryers, Refrigerators, Ranges,
Microwaves, Wall Ovens, Cooktops,
Air Conditioners and more!**

We are members of a National Buying Group!
We can SAVE YOU MONEY!



CALL MONDAY - FRIDAY 9AM-4PM
CALL US ON: 774-366-5139

MAW MILLBURY APPLIANCE
WHOLESALE

www.millburyappliancewholesalers.com

**Our 20,000 sq. ft. warehouse
is filled with 1000's
of appliances,
in stock ready for pick up
or delivery.**

1485 Grafton Road, Millbury, MA 01527
(508) 459-1202

MassLandlords Thanks Our Property Rights Supporters

Property Rights Supporters make monthly contributions earmarked for policy advocacy.

OWNERS COOPERATIVE

\$100 and Up Arrow Properties, Inc. Allison Gray. Haddad Real Estate. Hilltop Group Holdings. Rich Merlino. Premier Choice Realty. Skye High Properties, LLC. Spring Park Properties. Stony Hill Real Estate Services.

OWNERS CLUB

\$50 to \$99 Erin Zamarro, Real Estate Broker. Foxworth Properties, LLC. Michael Goodman. Harbor View Realty Trust. Hilltop Realty. Brian Keaney. Mary Norcross. Jim O'Brien. Park River Properties LLC. PCPA LLC. Shamrock Management. Slope Properties LLC. Bob Smith. Michael Totman. Union Realty. Urban Lights LLC. Winsser Realty Trust. Witman Properties Inc.

WORKING TOGETHER CLUB

\$20.25 to \$49 Union Avenue Realty Trust. Yan Alperin. Phil Arsenault. Beacon Hill Property Management. Broggi R.E. & Property Mgmt Inc. Linda Caterino. CHELSEACORPLLC. Michael Donahue. James Duffy. Bob Finch. Lucille Fink. First Chair Entertainment. Dana Fogg. Royce Fuller. GMC Property Management LLC. Haverhill Multi-Family, LLC. Janice E Sawyer Family Trust. JCCarrig Real Property. Karen Jarosiewicz. Matthew Maddaleni. Kristina Midura-Rodriguez. Vincent Monaco. Jill Monahan. Darlene Musto. Liz O'Connor. Olson Apartments. Glenn Phillips. Cheryl Popiak. Ted Poppitz. Real Property Management Associates. Chris Rodwill. Saltman Realty. South Shore Apartments, Wembley LLC. The Claremont Living LLC. Webber and Grinnell Insurance. Lorenzo Whitter.

WORKING TOGETHER CIRCLE

Up to \$10 AAMD MGT. AFL Properties. A-Z Properties Inc. Bernard Welch Realty Inc. Chris Adler. Lori Amara. Ascorp Inc. Rob Barrientos. Ray Boylan. Broggi R.E. & Property Mgmt Inc. CC&L Properties, LLC. Corofin Properties. Demers Enterprises. Liz Dichiara. Dietschler Properties. Eastfield Family Trust. Dario Echeverria. Energywise homes, Inc. Deborah Entwistle. Ann Eurkus. Margaret Forde. Forge Property Management. Erik Govoni. Ross W. Hackerson. Hancock Holdings LLC. Mike Hempstead. JD Powers Property Management LLC. JMG Realty & Investments. Gayle Joseph. Catherine Jurczyk. Kee 55, Inc. Agency Account C/O Ercolini. Kubera Properties. John Kubilis. Altagracia Lama. Jo Landers. Geri Ledoux. Brandon Lee. MassBay Group. Shane McGlone. Anthony Membrino. Ana Monte. Alex Narinsky. Pavel Novikov. Mary Palazzo. PJM Property Management. Alvan Pope. Tara Pottebaum. Property Realty Group LLC. Douglas Quattrochi. Real Property Management Associates. Kathryn Rivet. Lisa Rizza. Cary- Amy Rose. Alexandra Schoolcraft. Michael Siciliano. Jonathan Siegel. John Siri. Joann Strub. Summit Rentals LLC. TJB Properties. Tomaltach O'Seanachain Realty Trust. Topaz Realty Trust. Vadim Tulchinsky. Snaedis Valsdottir. Mark Waitkevich. Stuart Warner. Westmass Apartments LLC. Kim Wu. Alexa Zaccagnino.

One-time and bespoke donations sincerely appreciated, too numerous to list here.

To join, complete a pink sheet at any MassLandlords event or sign up online at MassLandlords.net/property.



LANDLORD INCENTIVE PROGRAM

The City has launched a program to support landlords who rent to Boston households moving out of homelessness.

The program provides landlords with **signing bonuses, holding fees, and other incentives**. It also offers access to prospective tenants – with rental subsidies and a dedicated housing support provider – who are ready to sign leases.

Contact **New Lease for Homeless Families** to gain access to this opportunity.



(857) 323-6303



info@newleasehousing.org



MassLandlords
One Broadway, Floor 14
Cambridge, MA 02142



SUBSCRIBE TODAY

Perfect to share at the office. members can add print delivery for an additional \$90 per year. become a member and subscribe online at masslandlords.net/join.

Support better housing policy and housing journalism in massachusetts.