



JANUARY 2023

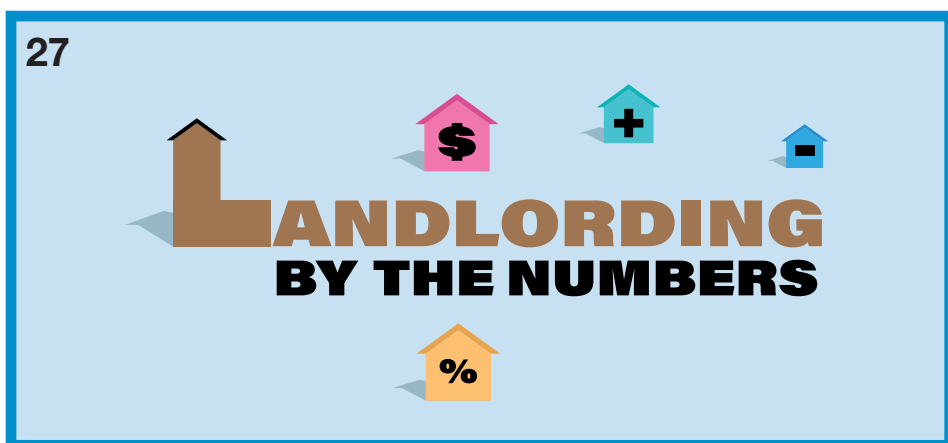
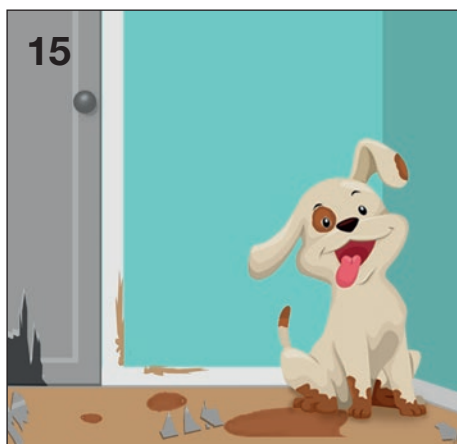
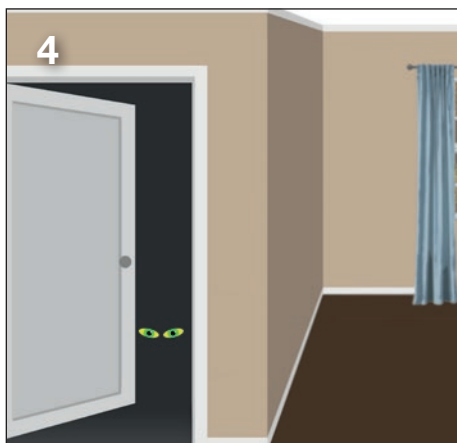
**Inflation Reduction Act Now
in Effect – How Will it Impact
Landlords and Housing?**

**Is it Legal to Charge Pet Rent
or a Pet Deposit for Tenants
with Animals?**

**2023 State Sanitary
Code Changes Bring
10 New Requirements,
Including Landlord
Availability**

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

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LETTER FROM THE EXECUTIVE DIRECTOR

A New Legislative Session

Our Letter from the Executive Director for January 2023 looks back at December's progress and looks ahead at what 2023 might bring.



In December, we continued to improve MassLandlords processes, respond to media requests and update our services. And January marks the start of a new legislative session with a new governor-elect, so we prepared for this, as well.

MassLandlords is unusual among other housing advocacy nonprofits in that we maintain developers on our team. In December, we started using an "event standard text" script to pull from a library of event speakers, repertoire images and event formats. This allows us to more quickly create event listings once the event is planned. We hope to schedule cornerstone educational content, like deleading, quarterly up to a year in advance. This will allow each Certified Massachusetts Landlord™ to plan continuing education.

We also released a new home page. Near the top of the home page, up to six recent or spotlighted articles will be shown along with a short description and, if available, a thumbnail image. Further down, our benefits will appear for members to directly and quickly find the services they need.

Soon to be published, as well, is a new membership benefit. MassLandlords members will receive a discount on a Banker and Tradesman subscription for financial and real estate news not already covered by MassLandlords.

We continue to be a resource for journalists. We gave interviews to New England Public Media, the Boston Globe and GBH. We have also created a post.news account. Follow us there.

We know many are keen to return to in-person events. Note that our crash course is now rotating through locations. We plan to have a conference-style event in Springfield at the end of snow season, or just after.

The 193rd Massachusetts "general court" (legislature) convenes in January. MassLandlords has prepared over half a dozen bills. Our focus is on presenting good ideas that others will help with. I'm personally most excited about the DIY plumbing and electrical bill. The idea here is to free up the licensed trades to install heat pumps and save us from a climate disaster. Landlords and contractors who can pass a test of competence should be allowed to conduct like-for-like repairs and replacements on preexisting, non-gas and non-refrigerant systems, like outlets and faucets.

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.



2023 State Sanitary Code Changes Bring 10 New Requirements, Including Landlord Availability

By Kimberly Rau, MassLandlords Inc.

Proposed updates to 105 CMR 410 include how often landlords must be available to renters, new requirements for chronic dampness and changes to which appliances must be in-unit.

The state of Massachusetts is making several changes to 105 CMR 400 and 105 CMR 410, also known as the state sanitary code. This code, which outlines the minimum standards of fitness for human habitation, is the standard that all landlords must abide by to rent property in Massachusetts.

These changes become effective as of April 1, 2023. Some, such as pest inspections, will only apply when you are renting to new tenants. Others, such as new standards for kitchens or excess moisture, will apply to your rental units immediately.

Since 1973, landlords in Massachusetts have been bound by an implied “warranty of habitability” whenever they list a unit for rent. This warranty of habitability guarantees that the rental unit is in compliance with the state sanitary code. For residential rentals, you cannot rent out a noncompliant unit “as is.” That means it’s important to know the changes coming to the sanitary code before April 2023. You don’t want to be caught unaware.

These are the minimum standards for rentals. Your municipality is always

free to enact more strict rules for landlords, so make sure to check with your city or town about what they require as well.

REMEMBER: THE STATE SANITARY CODE IS NOT THE BUILDING CODE

The state sanitary code is different from the building code. The state building code, which derives from the International Building Code, applies to new, permitted construction. The state sanitary code applies to all rentals all the time.

There are times when the sanitary code will reference the building code. This is often for things such as fire safety. For example, the sanitary code says that rooms must have the proper number of egresses, which is outlined in the building code.

Now, working room by room, let’s look at what’s changing for landlords in 2023.

CLOSETS IN RENTALS: LET THERE BE LIGHT

Think about the closets in your rentals. Are they relatively shallow? In that case, the light from the room is probably enough to illuminate the closet’s interior. But if you have very deep closets, such as walk-in closets, or closets that turn a corner, the room’s light is not likely to be sufficient.

When the sanitary code changes take effect in April 2023, closets that do not receive enough light from the surrounding room will be required

to have their own light. The code specifies “electric light switches or sensors, and light fixtures in good working order,” so battery-operated options appear to be insufficient to meet code requirements.

HALLWAYS OF MULTI-UNIT RENTALS: NO MORE LIGHT SWITCHES

Speaking of lighting, if you have an apartment building or other multi-unit rental with common hallways, wall switches are no longer allowed for these areas in 2023. You can use motion sensors or timers to provide light to these areas, or simply keep the lights on all the time.

The rationale here is likely fire safety. In the event of an emergency, you don’t want people unfamiliar with the area searching for the lights. It also ensures that residents are not walking down dark hallways, which could be a safety concern even under normal circumstances.

IN THE KITCHEN: WATERPROOFING AND APPLIANCE REQUIREMENTS

Starting in 2023, landlords are required to have a waterproof seal behind the kitchen sink. This means the wall above a kitchen or pantry sink must have a “smooth, non-absorbent, and easily cleanable surface” that extends at least 24 inches up the wall where practical. This surface must form a waterproof seal with the countertop. You can use caulk to do that.

This surface cannot be wallpaper or unfinished drywall, but it doesn’t have

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~~410.020: Definitions~~

Building and Plumbing

410.100: Kitchen Facilities

~~410.150: Washbasins~~ ~~410.110: Bathroom Facilities: Sinks, Toilets, Tubs, and Showers~~

~~410.151: Shared Facilities~~

~~410.152: Privies and Chemical Toilets~~ ~~120: Approved Toilets Prohibited; Exceptions~~

~~410.180: 130: Potable Water/Sanitary Drainage~~

~~410.190: 410.140: Plumbing Connections~~

~~410.150: Hot Water~~

~~410.200: 160: Heating Facilities Required~~ ~~Systems~~

~~410.201: 170: Venting~~

~~410.180: Temperature Requirements~~

~~410.202: Venting~~

~~410.250: Habitable Rooms Other than Kitchen~~ ~~Natural Light~~ ~~200: Provision and Electrical Outlets~~ ~~Metering of Electricity or Gas~~

~~410.251: Kitchen Lighting and Electrical Outlets~~

~~410.252: Bathroom Lighting and Electrical Outlets~~

~~410.253: Light Fixtures Other than in Habitable Rooms or Kitchens~~

~~410.254: Light in Passageways, Hallways, and Stairways~~

~~410.255: Amperage~~

~~410.256: Temporary Wiring~~

~~410.257: Light Obstructions~~

~~410.258: Exemption of Dwellings More than 600 Feet from Electrical Service~~

~~410.280: 410.210: Provision of Oil~~

~~410.220: Natural and Mechanical Ventilation~~

~~410.281: Ventilation Shut-off~~

~~410.300: Sanitary Drainage System Required~~

~~410.350: Plumbing Connections~~

~~410.351: Owner's Installation and Maintenance~~ ~~230: Owner's Laundering Responsibilities~~

~~410.352: Occupant's~~ ~~235: Owner's Installation and Maintenance Responsibilities~~

~~410.353: 410.240: Occupant's Installation and Maintenance Responsibilities~~

~~410.250: Asbestos-Containing Material~~

~~410.354: Metering of Electricity, Gas and Water~~

~~410.400: Minimum Square Footage~~

~~410.401: Ceiling Height~~

~~410.402: Grade Level~~

~~410.430: Temporary Housing Allowed Only with Board of Health Permission~~

Author, 12/9/2022
Metering of Electricity

The 2023 state sanitary code has 3,831 changes compared to the 2022 (current) version. The new version becomes effective April 1, 2023. This article will highlight some of the biggest changes coming for landlords. Image License: Public Domain.

to be a tile backsplash, either. It can be gypsum board, as long as it's applied properly and coated with paint or another appropriate sealant.

The floors in kitchens and pantries must also be waterproof starting in 2023. The floor must be smooth, non-corrosive and non-absorbent. Wood floors are only allowed if they have a water-resistant finish. They also cannot have cracks that can accumulate debris or allow pests to live.

When it comes to appliances, the current sanitary code says landlords must provide "space and proper facilities for the installation of a fridge." Starting in April, new verbiage makes refrigerators with freezers and at least 11 cubic feet of combined storage space required kitchen appliances. The only exception is if your lease specifically states that your renter will be bringing their own refrigerator.

THROUGHOUT THE HOUSE: BEWARE OF EXCESS MOISTURE

Mold has always been something that sanitary code inspectors check for. But with the new changes to the sanitary code, inspectors are moving away from looking for physical signs of mold. Mold spores are everywhere, but inspectors will be looking for conditions that suggest a rental unit will end up with unusual amounts of mold. This means they will be checking for excess moisture, which can lead to mold.

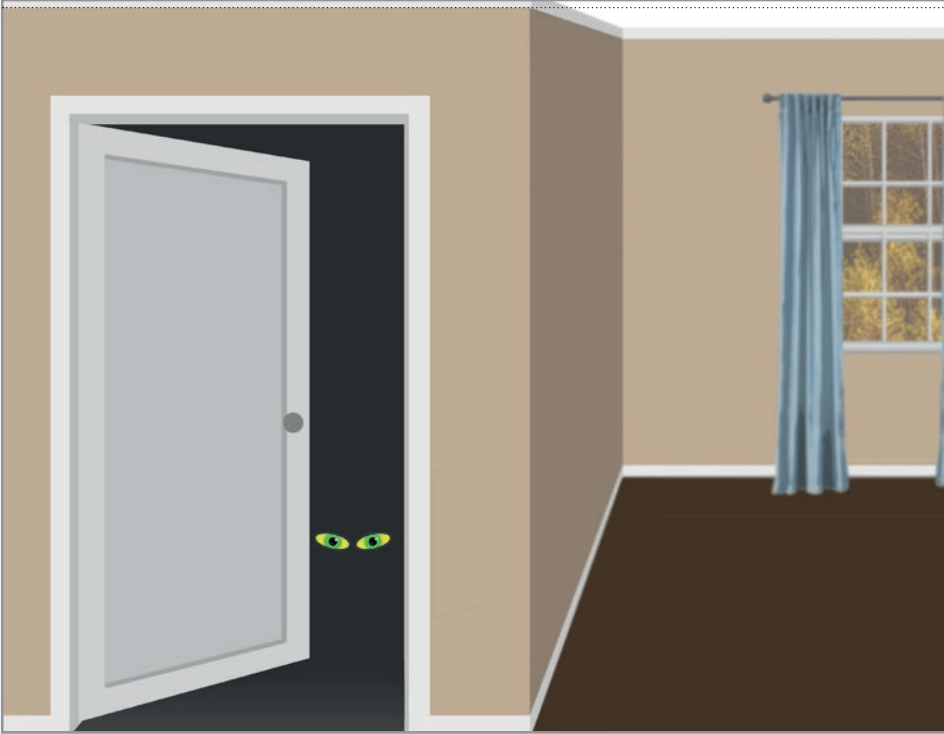
How do you know if a room has excess moisture? It might not be as obvious as a puddle on the ground or water on the inside of a windowsill when it rains. In rooms with tile on the floor or walls, darkness in the grout implies the presence of moisture. Staining under a sink can also be a calling card of too much moisture in the area. If excess moisture is found, the inspector can

require you to put in a mechanical fan for ventilation.

If you aren't sure where excess dampness is coming from, check structural elements such as windows and pipes. Also examine the seals around bathtubs, sinks and showers. Is everything watertight? Look for small issues that can cause big problems, such as the plastic liner for the shower curtain. If it is too short to stay in the tub reliably, water may be streaming onto the floor whenever someone takes a shower.

LANDLORDS OF ALL RENTALS: BE REACHABLE AT YOUR CONTACT NUMBER TWICE A DAY

The state sanitary code has long required landlords to let their tenants know how to get in touch with them. This meant publishing your phone number in a common area and monitoring it in such a



Of course there aren't really monsters lurking in the closet, but nevertheless, the state sanitary code will require landlords to hardwire lighting into closets that do not get sufficient light from the room. Deep walk-in closets are almost certainly on that list. Image License: CC by SA 4.0 MassLandlords, Inc.



Excess moisture doesn't just apply to bathrooms, though that is a common spot where water can build up. Be on the lookout for other areas of the home that show signs of excess moisture, such as under windows. The inspectors will be checking.

way that renters could expect a response within 24 hours.

The requirement to publish your contact information isn't changing. But starting in April, you must monitor that phone number no less than once every 12 hours. If you are away and/or unable to check in with that number, you must provide your renters with an alternate contact person and phone number until you return.

CHANGES FOR ROOMING HOUSES, FURNISHED APARTMENTS AND LANDLORDS WHO RENT BY THE ROOM

Rooming houses and apartments that rent by the room (where allowed) also have some changes coming in 2023. The rule has always been that in rooming houses, bathrooms must be cleaned and sanitized at least once every 24 hours (more if necessary). Now, kitchens in such rentals must also be cleaned and sanitized by the owner at least once every 24 hours.

Rooming house kitchens must also be located in an area that is commonly accessible to everyone in the rental. This means you cannot keep the kitchen in one rental area, or require tenants to walk through someone else's room to get to it.

If you are renting out a furnished apartment, and you typically provide linens, the sanitary code now requires you to wash and clean them regularly. This means weekly laundering for linens. If you are not prepared to fulfill that requirement, we suggest you gift your tenants the bedlinens upon move-in, and let them know that they're theirs to keep, and launder, as they see fit. We should note that this suggestion has not been tested. The requirement to clean linens weekly was aimed at homeless shelters, but landlords who rent furnished rooms are also included.

ALL LANDLORDS: BEFORE YOU RENT, CHECK FOR PESTS

Under the existing sanitary code, landlords are compelled to keep rental units free from pests. Landlords of one-unit rentals had to provide the

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means for keeping pests out of the rental (such as screens on windows), and the occupant was responsible for extermination. Landlords of multi-unit rentals were responsible for both providing the means of keeping pests out of the units and extermination.

Very little is changing on that front in April. Owners must still maintain the structural elements to keep pests out of one-family rentals, and the occupants must work to keep the home free of pests and eliminate them if they should turn up. Multi-unit landlords are still responsible for pest prevention and elimination, as well as structural maintenance.

However, there is a new requirement. All landlords must perform pest inspections prior to any new tenancy. You must inspect for pests, including insects and wildlife, document the inspection and be prepared to show it upon request from the building inspector. The new revisions don't include a checklist for landlords, so we've come up with an [inspection checklist](#) that you can tailor to work for you. Make sure you use this, or your own

checklist, and have a storage plan in place for those inspection forms in case you're ever asked to produce them.

Your inspection should include whether any pests are present, any entry points you found and any other results of the inspection. You should also document any repairs that were made after the inspection. If you use an exterminator, make sure your documents include their license number. And finally, include the date of your follow-up inspection. This will document when you were able to determine your repairs were effective in stopping any issues you found.

This requirement is effective for any tenancies that begin on or after April 1, 2023.

IF YOUR RENTAL UNIT IS CONDEMNED, WHAT HAPPENS TO YOUR TENANTS?

The process to condemn a building or rental unit is not quick or simple, but it does still happen. If the board of health condemns a property, that means that it is considered unfit for human habitation

and must remain uninhabited until it can pass inspection.

If you are a landlord and your rental unit is condemned while you have people living in it, you cannot just tell your tenants to leave without providing them somewhere to go. Starting in April, the state sanitary code will stipulate that you must provide housing for the remainder of the renter's lease or the remainder of the rental period, whichever is shorter.

This is a big deal and something that landlords should pay special attention to. The legislature does not appear to have authorized the Department of Public Health to take such a bold step, but this new verbiage will effectively override any force majeure clause in your lease. This is the portion of your rental agreement that terminates the lease in the event that the rental unit is destroyed by fire or natural disaster, or taken by some kind of government action, including eminent domain.

This change also opens the door to other concerns. The public wasn't able to ask questions during the notice and comment period, because this clause

(D) If any person refuses to leave a dwelling **residence** or portion thereof which has been ordered **condemned** and vacated and has been placarded in accordance with **M.G.L. c. 111 § 127B and 105 CMR 410.830 640** through 410.950 **930, such person** may be forcibly removed by the **board of health** or by **state or** local police authorities **on upon** request of the board of health. (See also 150 CMR 410.830 through 410.920).

(E) ~~If~~ **When an occupant of a residence or portion thereof which has been condemned and placarded as unfit for human habitation and the occupant of a condemned dwelling unit or rooming unit is not the owner of the residence, the owner is responsible to shall provide comparable, suitable housing for the occupant for the following time period, or whichever is shortest:**

- (1) Tthe remaining term of the lease or the remainder of rental period; Such comparable housing shall be provided**
- (2) Such time as the until the residence is deemed suitable for habitation by the board of health;**
- (3) or until Ssuch time as the occupant finds alternative, suitable permanent housing and voluntarily terminates tenancy.**

The requirement that landlords provide housing for their tenants for either the remainder of the lease or the rental period, whichever is shorter, in the event of housing condemnation, is one of the biggest changes to the sanitary code. It's also one of the changes that didn't get time for public comment, as it was added in the third round of revisions. Image license: public domain.

was only added during the third round of revisions, in response to comments in the second round of revisions. One big question is, if the landlord is responsible for housing their displaced tenants, who is responsible for any issues with the new housing?

Imagine a scenario where you must put your tenants up in a hotel because your rental is condemned. The hotel has a strict no-smoking policy, and your renters violate that. Who pays the smoking fee, which can be hundreds of dollars? The hotel won't go after the renters for damages, they'll go after you because you're the one paying for the room. Then, suppose the renters counterclaim on the basis of conditions. Who is responsible for that, the landlord, or the hotel? Some hotels may allow you to have your renter put down their own credit card for incidentals and damages, requiring you to only pay for the room, but check with a lawyer before attempting this.

This seems like a shaky way to enact policy. We expect it to be challenged at some point, but in the meantime, do your

best to keep your units in a condition that won't lead to their condemnation.


WHY IS COMPLIANCE WITH THE STATE SANITARY CODE SO IMPORTANT FOR LANDLORDS?

You should be in compliance with the state sanitary code for many reasons. The most important one is that everyone deserves a safe, healthy place to live. As a housing provider, the onus is on you to provide that for your renters.

Practically speaking, not following the sanitary code is a recipe for headaches. If you need to serve an eviction for nonpayment, your tenant may counterclaim and tell the judge that their home is in violation of some aspect of the sanitary code. This can add weeks or months to your summary process time.

Your tenant may also withhold rent until necessary repairs are completed, which is legal under MGL Ch. 239, Section 8a. They may also take it upon themselves to make repairs and then deduct it from the rent they owe.

This is also lawful, under MGL Ch. 111, Section 127L.

And don't forget, if your tenant asks for an inspection and you need to terminate their tenancy for any reason within six months of that inspection (even if you make the repairs right away), your tenant can claim that you are retaliating against them for reporting you. Retaliation is unlawful, and it can be tricky to prove you weren't retaliating by ending their tenancy, even if you have a good reason. Do your best to avoid these issues by following the sanitary code and fixing issues as soon as possible. 

Point your camera app here to read more online.





Inflation Reduction Act Now in Effect – How Will it Impact Landlords and Housing?

By Eric Weld, MassLandlords, Inc.

Image: Derivative of Licensed 123rf.

The recently signed Inflation Reduction Act will provide billions of dollars to help landlords transition away from fossil fuel energy.

The Inflation Reduction Act, a landmark legislative package signed into law by President Joseph Biden on Aug. 6, 2022, includes several tax and other incentives for converting homes and buildings to electric heat pumps and other energy efficiency upgrades.

Landlords could save tens of thousands through these incentives and eventual rebates by converting rentals over the next decade.

While the \$740 billion act aims to combat inflation through long- and short-term financial components, some of its most prominent changes will likely have lasting impacts, on health and health-care, federal tax collection, and housing and homeowners.

REPACKAGED BUILD BACK BETTER ACT

The Inflation Reduction Act (IRA) is a repackaged and heavily negotiated version of President Biden's proposed Build Back Better Act, which failed to pass the U.S. Senate. The IRA, which was sponsored by senators Chuck Schumer (D-N.Y.) and Joe Manchin (D-W.V.), was passed through budget reconciliation, a parliamentary procedure that overrides the filibuster and requires only 50 votes in the Senate.

Broadly, the bill aims to fight inflation by reducing the U.S. trade deficit (\$300+ billion), lowering energy costs and investing in clean and renewable energy (\$369 billion), and expanding Affordable Care Act subsidies for healthcare insurance (\$64 billion). The bill will endeavor to raise new revenue by allowing Medicare to negotiate for lower prescription prices (\$288 billion), enforcing tax collection by bolstering the Internal Revenue Service budget (\$124 billion) and applying a 15% corporate minimum tax (\$313 billion).

IRA INCENTIVES FOR ENERGY TRANSITION

Probably, the IRA will most directly affect landlords through its tax incentives for upgrading home HVAC, water heating and energy production systems. Incentives will be in the form of tax breaks for building owners who convert fossil fuel burning (oil and gas) heating and water heating systems to electric heat pumps. Incentives will also continue to be available for conversion to solar power systems and other clean energy measures.

Electric heat pumps emit no carbon dioxide and are more efficient than oil and gas heating systems or electric baseboard heaters. They can also provide humidity control and cool air during warm seasons.

Once installed, heat pumps can potentially save on home heating costs as well. However, savings depend on which heat pumps you install. Some heat pumps can actually cost you more, even doubling your operating costs. A well-chosen heat pump can reduce your operating costs by 25%. Check this [calculator](#) to determine the cost benefit of running a heat pump for specific spaces and for access to a list of recommended heat pumps.

Heat pumps move thermal energy (heat) from one place to another. They pull heat out of cold air in winter to heat interiors and dump heat into hot air in summer to cool interiors. You likely already own a heat pump: your domestic food refrigerator. Heat pumps do not require fuel and use less electricity than resistance heaters.

The most common heat pump for conditioned spaces is an air source heat pump, which exchanges thermal energy with the outside air. Less common are water source heat pumps, which use nearby water sources, such as wells or lakes, to dissipate heat. Ground source heat pumps, the most efficient type, exchange thermal energy underground. Ground source heat pumps (called GSHPs and sometimes referred to as "geothermal" heat pumps) are considerably more expensive to install than air source heat pumps but are gaining in use.

The IRA incentivizes moving away from burning fossil fuels in favor of electric heat pumps for home and water heating and home cooling. By doing so, the IRA aims to save U.S. consumers money while also combating global warming by reducing carbon dioxide emissions.



Over the next decade, the Inflation Reduction Act will assist in making air source heat pump units similar to this one a common sight outside homes across the nation. Image: cc by-sa flickr

TAX SAVINGS AND REBATES

The incentives will apply to residential and commercial property that comes into service starting as of January 2023. Details on tax reductions have not yet been specified. The Internal Revenue Service is seeking comments from the public to help guide tax details stemming from the IRA. However, when combined with rebates on heat pump installations provided by Mass Save and other state programs, the savings for home and building conversions could range from several thousand dollars to five figures per conversion.

Also, importantly, tax incentives for home and building energy efficiency can be taken multiple times over the 10-year window until their 2032 expiration. That means housing providers can spread out their conversions over time to soften the financial impact, and still reap the tax benefits. The credits are on a taxpayer basis rather than a per unit basis. Landlords with fewer units per taxpayer will likely realize more credits. Consult with an accountant before taking any action that could alter your tax liability.

Eventually (in 2023 or 2024), direct rebates will become available through IRA grants for state programs. These

will be for home and building energy efficiency upgrades. The rebates will be administered as grants to state programs (think Mass Save) to enable owners of low- and moderate-income properties to make energy efficiency upgrades. This will allow owners to offset installation costs directly at the time of the upgrade rather than waiting for tax incentives.

The IRA earmarks \$9 billion for these state grants, which will reward upgrades such as electric panels, updated rewiring, insulation and air-sealing.

MASS. GOAL: NET ZERO EMISSIONS

With Governor Baker's signing of a state climate and clean energy bill in August 2022, Massachusetts took another step closer to net zero emissions by 2050. A major part of that goal will include transitioning nearly 3 million homes across the state from oil and gas heating and cooking appliances to electric, including heat pumps and electric stoves.

As a check point, the state aims to reduce its emissions by 50% by 2030. It's an ambitious goal, made more challenging by supply shortages and demand surpassing the pool of trained installation

contractors. As a result, some homeowners may find themselves waiting several months for heat pumps and installation. The U.S. Department of Energy is setting aside funding to explore ways to ramp up heat pump manufacturing in the U.S. It is also exploring ways to bolster the labor pool for installation of heat pumps and other energy efficiencies.

Other consumers report no complications with accessing heat pump supplies and scheduling installations. Now or later, the IRA presents landlords with an opportunity to save substantially on energy costs for rentals while reducing carbon footprints.

IRA INCENTIVES FOR ELECTRIC CARS

Some landlords may also be affected by the IRA's tax incentives for the purchase of designated electric cars.

A \$7,500 tax credit has been in place for individuals who purchase certain new electric vehicles. However, the IRA has extended that incentive until 2032 and added a \$4,000 credit for the purchase of used electric vehicles. It also added income caps for eligibility for the tax incentive, and stipulates that, beginning in January 2023, eligible vehicles must have battery components and minerals manufactured in the United States, and final car assembly must take place in the U.S. The Department of Energy lists eligible vehicles for tax incentives.

The IRA also extended tax credits for individuals or businesses to install EV charging stations, based on specific conditions.

EVS THE COMING NORM

How landlords navigate laws around climate change and the national transition to electric vehicles over the coming decade could make a substantial difference in revenue and overhead costs. By taking advantage of tax incentives built into the IRA before they expire, landlords could save tens of thousands of dollars or more.

For property owners who employ a sizable staff and provide company cars, transitioning to electric vehicles could be costly without tax breaks. When to



Solar panel installations on homes increased by 34% from 2020 to 2021, and likely more in 2022. The Inflation Reduction Act provides tax incentives for solar panels and other energy efficiencies. Image: cc by-sa flickr

begin that transition is up for question. Prices of electric cars will likely continue to come down as demand continues to grow. One estimate has electric cars and gas-powered cars pulling even in price by 2025.

Electric vehicles will become the norm in the near future. Massachusetts aims to halt the sale of gas-powered cars by 2035. This means your renters will be buying electric cars in coming years, and homes will increasingly need to have EV charging stations. (Public charging stations will quickly increase in number as more EVs are sold. But by most accounts, public EV charging stations will struggle to keep up with demand for some time. Home charging stations will offer the best option for efficiency and convenience.)

The IRA offers an opportunity to get a jumpstart on the EV transition by installing charging stations now and offsetting some of the cost with

tax incentives. Early on, before home charging stations become the norm, rentals with that facility can present it as an added perk.

IRA COMPROMISE: CONTINUATION OF LOWER CARRIED INTEREST TAX RATE

Another provision in the IRA is the continuation of the capital gains tax rate for carried interest. This will purportedly lend a big-picture assist with housing development by providing an incentive for investment.

Carried interest refers to the percentage gained by an investment that is paid to a fund manager as compensation. Managers of hedge funds and private equity investments can earn massive gains as carried interest, based on a percentage of profits gained on the investments they oversee. This compensation is currently taxed as capital gains, at a top rate of 20%. Compared with the top

individual federal tax rate of 37%, that can have a sizable impact on investment profit-based payouts.

The original version of the IRA sought to eliminate this controversial tax loophole, which allows some hedge fund and private equity managers to pay a lower tax bill on their profit-based compensation (in many cases, a lower rate than their employees).

The IRA also proposed to extend the period an investment firm must hold an investment from the current three years to five years in order to be eligible for carried interest definition and tax rate. To gain the support of Senator Kyrsten Sinema (I-Ariz.), Schumer and Manchin agreed to strike the loophole elimination from the bill and retain the three-year hold requirement on investments.

Democratic lawmakers have long sought to change the carried interest tax loophole, and to tax hedge fund and private equity managers' compensation as earned income at higher rates. The

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Electric vehicle charging stations like this one will become the norm as EV sales increase over the next decade and beyond, eventually replacing gas stations. Image: cc by-sa flickr

change would mean billions of dollars in extra tax revenue for the federal government (private equity firms control more than \$6 trillion in U.S. assets), mostly from those who can well afford it. But it could also have a dampening effect on housing investment. Private equity provides most of the financial support to the largest corporate owners of multifamily buildings, according to [analysis](#) by ProPublica.

IRA AN OPPORTUNITY FOR LANDLORDS

The IRA is a vital piece of legislation for landlords. It provides a financial bridge now and over the next 10 years for upgrading to future energy production and efficiency. Electric heating and cooking will eventually become the status quo for all homes and buildings.

The national (and worldwide) transition to non-fossil fuel forms of energy

is, and will be, costly. As owners of homes and buildings reliant on energy systems, landlords will bear a sizable share of that cost. Renters may also share the burden in the form of rent increases to help cover energy upgrades to their dwellings.

Waiting to renovate rentals for more efficient energy production is a risky prospect. True, costs of solar panels and other renewable energy equipment might continue to come down. But the cost of oil, gas and energy purchased from utilities are likely to keep increasing. Also, as the clamor for heat pump and solar contractors builds, labor prices for their services will probably increase accordingly.

The time for considering or taking steps to leave behind fossil fuels for electric HVAC, water heating, cooking appliances, vehicles, solar and other renewable energy production is now, or soon. By taking advantage of the menu of incentives and rebates written into the IRA, the bill for transitioning to more efficient energy systems can be greatly reduced, saving collective billions for landlords and renters. [M](#)

Point your camera app here to read more online.



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Is it Legal to Charge Pet Rent or a Pet Deposit for Tenants with Animals?

By Kimberly Rau, MassLandlords, Inc.

Case law in Massachusetts suggests pet rent is probably okay, but a separate pet deposit may be unlawful.

As a landlord, should you allow pets? If you do, can you charge a separate deposit for those furry friends, or raise the rent?

If you haven't considered your options for allowing pets yet, you should. A survey conducted by the American Pets Association found that 70% of American households have some kind of pet. Among that 70% of households, 69 million have a dog, and 45.3 million own a cat. If you consider the fact that around 34% of people in America rent their homes, that's a lot of pets (~38.8 million) that belong to renters.

Statistics on BostonPads show that approximately 10% of apartment listings mention cats or dogs are allowed. But when it comes to pet rent and deposits, what's lawful in Massachusetts, and what could run you afoul of the law?

In this article we'll look at what kinds of pet fees are appropriate, and which are unlawful. We'll also do a quick overview of the difference between pets, support animals and service animals.

PETS ARE NOT THE SAME AS SUPPORT OR SERVICE ANIMALS

A pet can be just about any kind of animal that's legal to own. Service animals are not pets. Service animals are dogs – only dogs – that have been specifically trained to provide some kind of service to their owner who has a disability. Service animals can typically accompany their owners anywhere they



Dogs can be wonderful, but can also do a lot of damage to a rental unit. You can ban pets, or charge pet rent, but you cannot take an additional security deposit for animals. Lic: CC by SA 4.0 MassLandlords Inc.

need to go. Support animals, including emotional support animals, can be just about any type of common domestic animal, but are not able to go into most public spaces with their owners.

Both support and service animals are protected under the Fair Housing Act, which means you cannot charge any additional fees or rent for them. You also must allow them in your rentals even if your lease says “no pets” or prohibits specific dog breeds. You can read more about service and support animals, and how to verify your renters’ needs for reasonable accommodation for disability.

Pets are a different story. You can stipulate “no pets” in your lease

agreement and ban any species of animal you want. Massachusetts passed a law in 2012 that bars municipalities from banning dogs based on their breed. However, private entities, including landlords, can still prohibit certain dog breeds if they want. You can also limit your tenants to small animals in cages or tanks, or restrict pet ownership to animals under a certain size. You can allow all animals as part of the rent (and will probably never want for applicants again), or charge more for the privilege of having a pet.

Conversely, you could even say something like “pets required (medical exceptions permitted)” if you think

everyone would benefit from having a furry friend. One landlord we heard of had the stipulation that everyone in the building with a dog had to agree to be available to watch their neighbor's dog in turn if they went on vacation. But regardless of what you decide, you must be careful how you go about it.

IS IT OKAY TO CHARGE PET RENT IF MY TENANTS WANT ANIMALS?

The issue of pet rent has been addressed by the courts, and the short answer is, charging pet rent is likely fine. This is additional rent charged monthly for the privilege of having an animal (or animals) in the rental unit.

In *Flemming v. Greystar*, a woman brought a lawsuit against her landlords, Greystar Management Co., claiming that their charging her pet rent for her dog violated the state's security deposit statute. She said that her additional pet rent constituted a "security deposit paid over time."

While the tenant initially won her case, it was overturned on appeal.

The statute in question, MGL Ch. 186, Section 15B, states that a security deposit cannot exceed one month's rent. The statute also states that after a tenancy has commenced, a landlord cannot demand "rent in advance in excess of the current month's rent," nor can the landlord require "a security deposit in excess of the amount allowed."

The appeals court determined that charging pet rent did not violate the security deposit law, as it was not a "deposit paid over time," as *Flemming* had alleged. Also, the landlord never asked for additional rent in advance.

From that, we can interpret that pet rent is likely lawful, as long as you handle it in accordance with existing statutes. One thing to remember is that charging pet rent in the first month will put you in conflict with Ch. 186, Section 15B, so if your tenant is moving in with a pet, offer the first month free of pet rent.

As always, we recommend you consult your attorney if you are not sure how to proceed. What you cannot do is charge a pet deposit at the start of the tenancy if it is in addition to the security deposit.

WHAT'S WRONG WITH CHARGING A PET DEPOSIT?

Charging a pet deposit when the lease is signed will run you afoul of the state's security deposit law. Massachusetts law is clear that landlords may only take a security deposit that is equal to one month's rent, and no more.

In an article about the *Flemming v. Greystar* case, attorney Adam Sherwin had this to say.

"From my reading of this decision, a 'pet security deposit' is still not permissible under the law," Sherwin wrote. "In other words, a landlord cannot demand an extra security deposit from a tenant solely on account of the tenant having a pet."

Even though you can't charge a specific pet deposit, that doesn't mean that a tenant's animal can damage the place without consequence. You can still use the security deposit to repair pet-related damage outside of normal wear and tear, as long as you follow all of the rules governing security deposits. If Fido really destroys the rental, you can also sue for damages.

I WANT TO ALLOW PETS, BUT I'M CONCERNED ABOUT DAMAGE. CAN I REQUIRE RENTER'S INSURANCE?


It's normal to be worried about animal-related damage to your rental units. Dogs chew woodwork and dig at rugs. Cats claw at door trim. Any kind of pet can have an accident and potentially ruin the floors. It's a lot to contend with. But while you can (and should) encourage your renter to have rental insurance, you can't make them take out a policy.

A renter's insurance liability policy may cover pet damage, but legally, you

are only allowed to collect four fees from your tenant. Those are: 1) the first month's rent, 2) rent for the last month of the lease, 3) a security deposit that does not exceed one month's rent and 4) payment that covers the purchase and installation of a new lock. Anything else is unlawful.

Strictly reading the law, requiring your tenant to get renter's insurance constitutes an extra fee, so encourage them to get a policy, but don't insist. Even if you speak to a landlord who says they require insurance and had a judge say it was fine, don't take this as an endorsement. The state's lower courts do not have a uniform interpretation of this law, and higher courts have not addressed it. You may not get the same judge if your rule is challenged.

CONCLUSION

Pets can be a source of joy, but they can also be a real headache. Since the majority of households have some kind of animal, apartments that put a blanket ban on pets are not going to be the top choice of renters with pets. Pet rent is a good compromise if you're up for allowing animals. If you are using our MassLandlords rental agreement, we have a Flemming-compliant pet rent clause that you can add to your lease. Just make sure to follow all laws regarding support and service animals, and stay away from pet deposits and insurance requirements. 

Point your camera app here to read more online.





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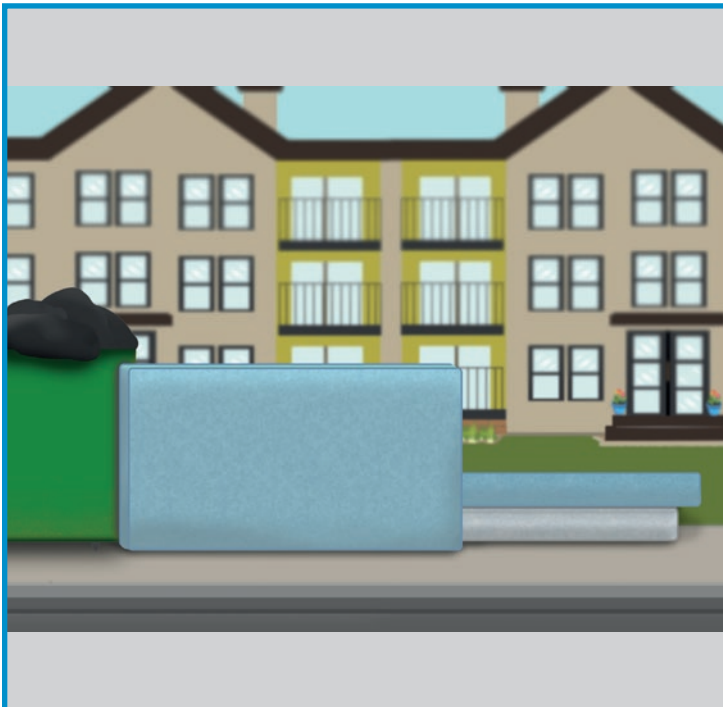


ARTICLE YOU MAY HAVE MISSED

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

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.

Point your camera
app here to read
more online.



MassLandlords Annual Election Results 2022: Sabadosa, Landers

The 2022 election results are out! This article covers who won the 2022 election, who ran, and how you can get involved for next time.

In December, MassLandlords members voted in our annual business meeting on the next director to succeed Rich Merlino on our five-member volunteer board. We met our quorum target of 498 responses, with 605 members participating online, including abstentions.

WHO RAN IN THE 2022 ELECTION?

The nominees were Jo Landers and Russell Sabadosa, both long-time members and strong MassLandlords supporters.

Please join us in thanking both Jo and Russell for their willingness to serve. In an organization of over 2,300 members, every bit of public spirit and volunteering adds up to an increasingly impressive state-wide organization, and a positive force for the creation of better rental housing in Massachusetts.

HOW WAS THE 2022 ELECTION CARRIED OUT?

We haven't had in-person voting since 2019, so all voting was electronic. Members were asked to rate candidates on a score of 0 to 5 using a score voting ballot.

Jo Landers' total score was 902, average 3.7. Russell Sabadosa's total score was 908, average 3.8. It was a very close election. Clearly, either person would have well represented the membership.

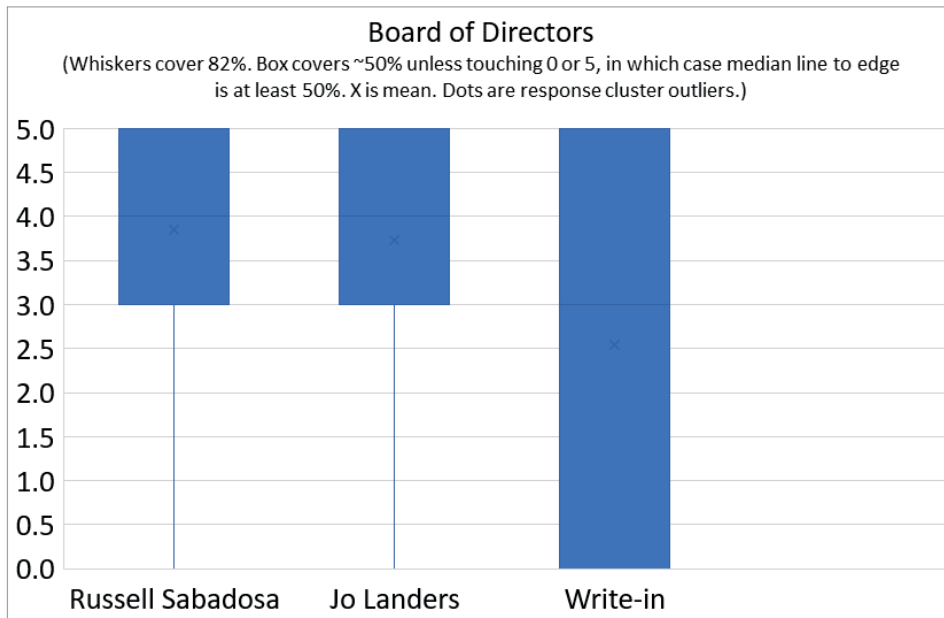
WHO WON THE 2022 ELECTION?

Russell Sabadosa has been elected to the board. This is based on receiving the highest total score out of all scores assigned.

HOW CAN I GET INVOLVED IN 2023?

There are volunteer roles at the state and local level available at MassLandlords.net/volunteer. 

Point your camera app here to read more online.



Under score voting, we can determine if a candidate is divisive. Both Russell and Jo were widely supported on the basis of their election statements. CC BY-SA MassLandlords, Inc.



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REGIONAL

MassLandlords Upcoming events

See details under each region

2023 JANUARY

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

2023 FEBRUARY

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

STATEWIDE

Virtual Meeting: Rent Collection Software

WED
01/04

There are **dozens of services** to collect rent in US Dollars online, including Venmo, PayPal, Apartments.com (formerly Cozy), ZRent, and RentHelper. **Or should you use Bitcoin?** This presentation will explore these options and more.

We will start by reviewing the pros and cons of digital rent collection. For instance, digital rent collection has a **big disadvantage**: when you knock on a resident's door to collect rent in person, you can connect on a personal level and learn what's new and in need of attention. We'll discuss this and other things we've lost with moving online. But the **advantages are numerous**: less work, more traceability, and custom payment schedules, to name a few.

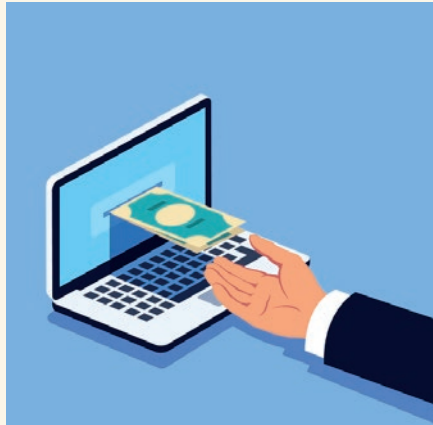
We will explain in-depth:

- Fundamentals of moving money over networks, including credit cards and ACH.
- Costs, **risks**, and effort required with various services like Venmo and PayPal.
- Which services leave the owner in control of collections during eviction proceedings
- What changes are coming now that **Cozy** has been absorbed by Apartments.com.

Attendees will leave with an understanding of how money moves in the US and where to learn more about various methods for collection.



MassLandlords Executive Director Doug Quattrochi



Rent collection software gives new opportunities and new risks

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

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

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WEDNESDAY, JANUARY 4TH

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 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: Rent Collection Software Virtual Meeting January 4, 2023

Time: Jan 4, 2023 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
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This event will not be recorded.

Slides and handouts if any will be uploaded to [Rent Payments: Review of All Rental Software to Collect Rent Online](#).

[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.](#)

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Virtual Meeting: Common Traps for the Unwary Landlord

WED
01/11

This presentation will give a legal overview of landlording, focusing on the **common mistakes that landlords make**, especially those that are the most costly.

We will review basic requirements of:

- Security deposits
- Tenant screening and anti-discrimination
- Lead paint
- Notices to quit
- Sanitary code
- Prerental inspections
- and more.

This presentation will not be an in-depth review of any particular topic, each of which could be an entire presentation on its own. But we will give a general compliance check. And we will reserve lots of time for questions so that we can make sure to answer your particular concerns, or at least point you in the right direction for next steps.



Attorney Jordana Greenman

Part of this presentation will be given by **Attorney Jordana Roubicek Greenman**, a real estate lawyer and recipient of the Super Lawyers Rising Star award 2012-2020. Attorney Greenman has a solo practice with a main office in Watertown and additional office in Downtown Boston. Her practice consists of a broad range of real estate-related legal matters, including commercial and residential landlord/tenant disputes, condominium association representation, general real estate litigation and commercial and residential real estate closings. Attorney Greenman has a well-respected reputation for aggressively advocating for her clients' goals and ensuring beneficial outcomes at a reasonable cost. She was among the first attorneys to take legal action in response to the unfunded eviction moratorium and has been working as co-counsel on a pro bono basis with the recent Boston Eviction Moratorium.

"Attorney Greenman is such a great source of common sense and specialized wisdom!" -David



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.

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WEDNESDAY, JANUARY 11TH

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\$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 \$49 557 Union Avenue Realty Trust. Yan Alperin. 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. 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.

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: Common Traps Virtual Meeting January 11, 2023

Time: Jan 11, 2023 05:00 PM Eastern Time (US and Canada)

Join Zoom Meeting
<https://us02web.zoom.us/j/88968219032>

Meeting ID: 889 6821 9032

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

Dial by your location

+1 646 876 9923 US (New York)
+1 646 931 3860 US
+1 301 715 8592 US (Washington DC)
+1 305 224 1968 US
+1 309 205 3325 US
+1 312 626 6799 US (Chicago)
+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)
+1 689 278 1000 US
+1 719 359 4580 US
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 360 209 5623 US

Meeting ID: 889 6821 9032

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

Find your local number:
<https://us02web.zoom.us/j/88968219032>

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 [Common Traps for the Unwary Landlord](#).

[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.](#)

Virtual Meeting: Heat Pump Maintenance Best Practices

FRI
01/20

This short presentation will cover heat pump maintenance. Did you know that under the state sanitary code, landlords are required to maintain heating equipment? Attendees will learn:

- How heat pumps and refrigeration systems degrade over time.
- How to clean deeper than just the filter.
- What a dirty heat pump looks like.
- And more!

Attendees will leave knowing best practices for heat pump maintenance to extend the life of your investment and meet obligations under the code.



Gabriel Erde-Cohen of We Clean Heat Pumps.



Mitsubishi Electric heat pump - CC-BY-SA-4 by Santeri Viinamäki

Part of this event will be presented by **Gabriel Erde-Cohen, CEO of We Clean Heat Pumps.** Gabriel founded his company after recognizing that no one in Massachusetts provided heat pump cleaning services. He developed special tools needed to clean cold-rated heat pumps. He is familiar with the challenges landlords face with heat pump maintenance including access to rental units and minisplit heads.

[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, JANUARY 20TH

VIRTUAL MEETING AGENDA

- 12:00 pm Presentation
- 12:30 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: Virtual Meeting January 20, 2023

Time: Jan 20, 2023 12:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/88497682299>

Meeting ID: 884 9768 2299

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
- +1 253 205 0468 US
- +1 253 215 8782 US (Tacoma)
- +1 301 715 8592 US (Washington DC)
- +1 305 224 1968 US
- +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: 884 9768 2299

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

Find your local number:

<https://us02web.zoom.us/j/88497682299>

PRICING

Open to the public. Membership is not required!

- Public: \$12.00
- Members: \$4.00

This event will not be recorded.

Slides and handouts if any will be uploaded to Heat Pump Maintenance .

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.

Webinar: Rent Control and Rent Stabilization Lived Experience

This presentation will share the lived experience of one landlord who went through the rent control years and kept detailed records of what it was like. We will learn about:

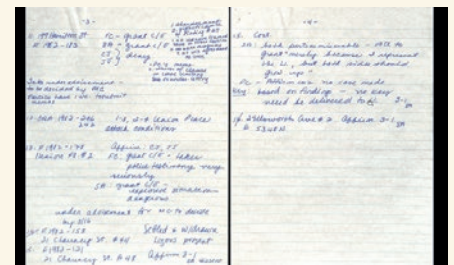
- What it was like to attend a rent control hearing,
- How rent control and its repeal changed Cambridge,
- Which lessons the public needs to remember today as "rent stabilization" threatens to return,
- And more.

FRI
01/27

Attendees will leave with additional tools to advocate against a return to rent control and rent stabilization in Massachusetts.



Linda Levine, Cambridge Landlord and MassLandlords Record Scanner



A scan from the 1983 rent stabilization minutes. At the time it was called rent control.

Part of this event will be presented by **Linda Levine**. Linda is a Cambridge landlord and has been since the rent control years. Linda's volunteering was instrumental in defeating rent control in the 1994 ballot initiative. She is now the MassLandlords Record Scanner reviewing archives held by the city.

Member Testimonials

"We need more voices like this to be heard by wider audience of property owners so they understand the impact to their communities and own property. This is terrifying."

"Very informative. Linda gave a very comprehensive talk on the history of rent control with relatable examples of what occurred during that time."

Members register for no charge in just a few clicks!

Public attendees register via zoom!

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.

60%

Increase in electric vehicle sales in Q1 2022, representing a 4.6% share of the total car sales market. ([Car & Driver](#))

53,000

Number of public electric vehicle charging stations across the U.S., compared with 145,000 gas stations. ([World Economic Forum](#))

\$14,500

Potential savings on fuel costs by owning an electric vehicle for 15 years – nearly \$1,000 per year of ownership, according to a U.S. Department of Energy study. ([Consumers Energy](#))

Nearly 18 million

Number of U.S. homes that used heat pumps for space heating in 2020, a 50% increase from 2015. ([Rocky Mountain Institute](#))

"No Sales Pitch" Guarantee

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FRIDAY, JANUARY 27TH**WEBINAR AGENDA**

- 12:00 pm Presentation
- 1:00 pm Webinar 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.

WEBINAR 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.

When: Jan 27, 2023 12:00 PM Eastern Time (US and Canada)

Topic: Rent Control Webinar
January 27, 2023

Please click the link below to join the webinar:

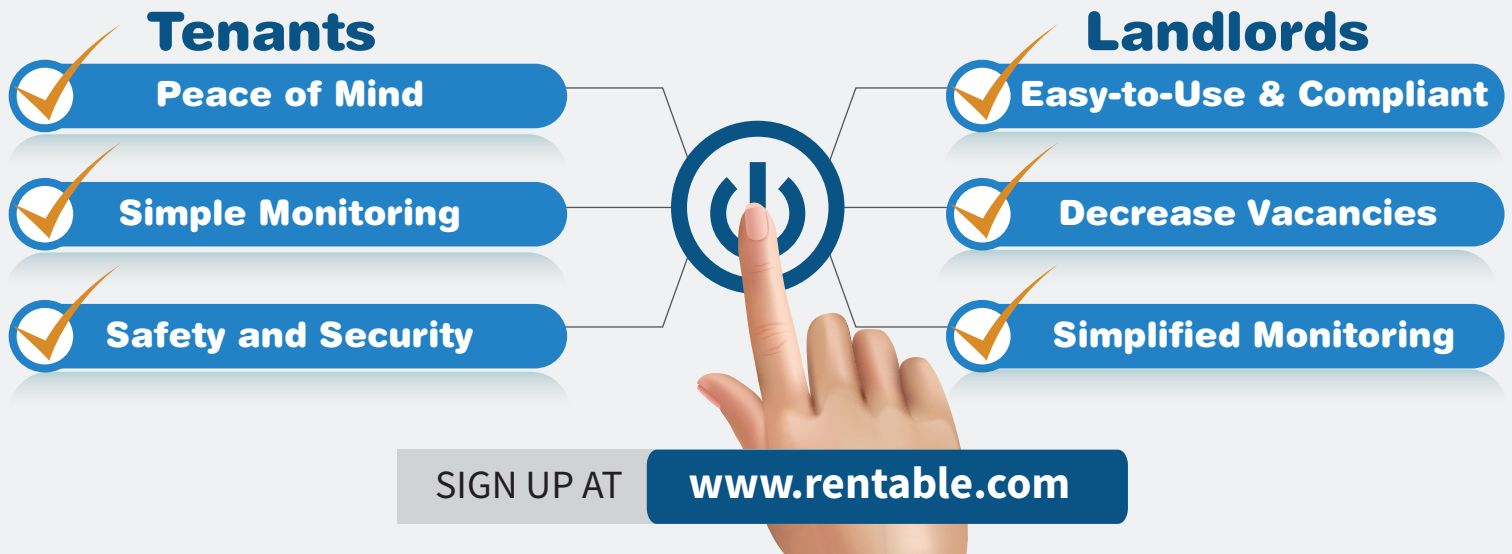
<https://us02web.zoom.us/j/88131083869>

Passcode: Will be emailed and viewable online

Or Telephone: Dial (for higher quality, dial a number based on your current location): US:
+1 646 931 3860 or



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



+1 301 715 8592 or
 +1 305 224 1968 or
 +1 309 205 3325 or
 +1 312 626 6799 or
 +1 646 876 9923 or
 +1 719 359 4580 or
 +1 253 205 0468 or
 +1 253 215 8782 or
 +1 346 248 7799 or
 +1 360 209 5623 or
 +1 386 347 5053 or
 +1 408 638 0968 or
 +1 507 473 4847 or
 +1 564 217 2000 or
 +1 669 444 9171 or
 +1 669 900 6833 or
 +1 689 278 1000

Webinar ID: 881 3108 3869

Passcode: Will be emailed and
 viewable online '

International numbers available:
<https://us02web.zoom.us/j/88131083869>

PRICING

Open to the public. Membership
 is not required!

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

Slides and handouts if any will be
 uploaded to Rent Control .

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

This Webinar 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

Cambridge: 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 expe-
 rienced 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!**

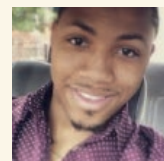


Instructor Douglas Quattrochi



Instructor Attorney Adam Sherwin

Featured Testimonial



"I simply wanted to
 reach out and express
 just how happy I am to
 have attended the land-
 lording 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
 - Urban, suburban, rural
 - Luxury, college,
 professional, working, subsi-
 dized, rooming houses
- 9:00 - Property selection
 - 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

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:

SANDONATO LAW

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

✓ *Landlord Tenant*

✓ *Estate Planning*

✓ *Probate*

- 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

SAT
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:

ASAP
ENVIRONMENTAL, INC.



1 Arcadia St.
Dorchester, MA 02122

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

Inspections@asapenvironmental.com
www.asapenvironmental.com

HEALTHY HOMES FOR BETTER LIVING!

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

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

- 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 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
 - Urban, suburban, rural
 - Luxury, college, professional, working, subsidized, rooming houses
- 9:00 - Property selection
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 - Utilities
 - Bones vs surfaces
 - Amenities
 - Repairs and renovations
 - Durable vs beautiful
 - What if I'm stuck with what I've got?
- 9:40 - Sales and marketing 101 for rental property managers
 - Marketing rentals
 - Sales process
 - Staying organized
 - Branding a small business
 - Getting more or fewer calls
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 - iCORI
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 - To manage or not to manage
 - Tenants as customers
 - Notifying tenants
 - Extermination
 - Monitoring contractors
 - Lease violations and conflict resolution
 - 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:
 - Fresh bagels, large muffins, cinnamon rolls, coffee cake slices and scones with cream cheese, butter, and jam
 - Fresh fruit platter
 - Assorted fruit juices and coffee
- Lunch:
 - Assorted gourmet sandwiches
 - Garden salad
 - 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

Marlborough: Roundtable Discussion

TUE
01/10

Our first meeting of the New Year will be a Round Table Discussion The theme will be, "What are some of the good contractors used by our members last (2022) year. What are our members paying for various services? What have we found to save costs recently?"

This will be both an in-person and Zoom meeting at the same time. Please let us know if you'll attend either in-person or by Zoom.

For all who are members of the MWPOA (Metrowest Property Owners Association) there will be no charge. For members of other Masslandlords Groups or public there will be a \$7 charge for a Zoom pass.

TUESDAY, JANUARY 10TH

METROWEST PROPERTY OWNERS ASSOCIATION MEETING AGENDA

- 5:30pm Networking Starts
- 6:20pm Business Update
- 6:45pm Meeting Starts
- 8:00pm Meeting Ends

IN PERSON LOCATION

Marlborough Fish and Game
1 Muddy Ln
Marlborough, MA 01752

FOOD

- Dinner will be provided

PRICING & RSVP

Open to the public! Membership is not required. ***MWPOA Members ONLY*** **RSVP by emailing your full name to Laurel.newlakeview@yahoo.com.** If you are a member of other MassLandlords groups please register online at <https://masslandlords.net/events> (do not email).

- [MassLandlords.net/MWPOA](https://masslandlords.net/MWPOA) Members pay annual MWPOA dues and each MWPOA meeting is free, just RSVP!
- In person ticket - Public and Members other than MWPOA: \$7
- Zoom ticket - Public and Members other than MWPOA: \$7

If you purchase the Zoom ticket or are an active MWPOA member the Zoom meeting information will be sent by email on the day of the event. You can also find the details online at <https://masslandlords.net/events/password> a few days before the event.

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

This event is operated by volunteers.

NORTH SHORE NORTHERN WORCESTER COUNTY

Fitchburg: Insuring Your Investments

THU
01/12

Join us for our monthly meeting, this month we will hear from Wayne Tolley from the Hadsel Insurance Agency. Find out what to look for in an effective insurance policy! Learn some of the tactics you can initiate to protect your property, and the rest of the residents that live there.

Meetings are open to the public! Zoom tickets are \$10. Zoom meeting information will be provided the day of the event. First-time in-person visitors can attend for \$20 per person to "check us out," with dinner included. If they decide to join, the \$20 will be applied to an NWCLA membership, or sponsorship of choice, that night. Become a member and the annual dues pay for all 10 meetings a year!

THURSDAY, JANUARY 12TH

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, Winchendon, Templeton, and Hubbardston.

IN PERSON LOCATION

British American Club
1 Simonds Road
Fitchburg, MA 01420

FOOD

- Dinner will be provided.

PRICING

Open to NWCLA Members Only

NWCLA Membership not required!
Open to the public.

- In person ticket - Public and MassLandlords Members other than NWCLA: \$20
- Zoom ticket - Public and Members other than NWCLA: \$10
- [MassLandlords.net/NWCLA](https://www.masslandlords.net/NWCLA) members: pay annual NWCLA dues, then free

If you purchase the \$10 Zoom ticket or are an active NWCLA member the Zoom meeting information will be sent by email on the day of the event.

This event will be recorded and accessible for active NWCLA members only at <https://www.nwcla.com/members/meeting-recordings/>. Please note if you are not an active NWCLA but do purchase a ticket you will not be able to access the recording.

This event is operated by volunteers.

SOUTHERN WORCESTER COUNTY**Southbridge: SWCLA Self Help Session**

MON
01/09

January's meeting will be a self help session with the SWCLA board and members.

MONDAY, JANUARY 9TH**SWCLA MEETING AGENDA**

- 7:00pm Douglas Quattrochi, Executive Director, MassLandlords, Inc.
 - o Update on MassLandlords activities
- 7:15pm Presentations

IN PERSON LOCATION

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

ZOOM DETAILS

Zoom meeting information will be emailed to SWCLA members on the day of the event and viewable online for SWCLA Members Only.

PRICING

Open to SWCLA Members only. Pay annual SWCLA dues then free. All SWCLA members whose dues are up to date will be sent a link to the meeting via email.

- SWCLA Members, pay dues for the year are admitted for free
- General public, in person meeting is free the first time, then pay \$50/yr for membership.

This event is operated by volunteers.



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