



MARCH 2025



**State Error in Your Favor?
Or a Bonanza for ADUs?**

**Forcing Tenants to Pay Brokers'
Fees is Already Illegal, No New
Legislation Needed**

**YIMBY: Cambridge
Adopts Six Stories
By Right in Landmark
Zoning Change**

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

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LETTER FROM THE EXECUTIVE DIRECTOR

Last Push for Eviction Data

Our Letter from the Executive Director for March 2025 details a major policy headwind from the Peace Officers Standards and Training Commission that will come to blows if more people don't start talking.



In February we learned of a backdoor eviction moratorium taking effect without our realizing it. On February 6, the Peace Officers Standards and Training (POST) Commission notified the Housing Court, the City of Worcester and others that POST were reinterpreting a constable's role in an eviction as that of an arresting officer. As such, no constable could conduct an eviction without first attending half a year of full-time police training, among other things.

The result has been chaos. Over Presidents' Day weekend, notices started reaching constables, landlord attorneys and others. The following Tuesday, there were no lawful levies in Worcester except those conducted by the sheriff's office. There was probably a "gray area" levy.

If you don't give people a lawful option, they will find a less lawful one. Soon certain property owners (not our members!) may lose their minds and change the locks or worse in gross violation of the law. The POST Commission's thoughtless attempt to reduce improper force will have greatly increased the risk of it.

The good intentions were of course there in spades: no one should get shot during their eviction. If a constable is going to be physically removing someone from the premises – especially if the constable carries a weapon for self-defense – the constable should be trained in de-escalation techniques, responding to mental illness, and more.

But the implementation left everything to be desired. POST and the City of Worcester gave no advance notice. When asked by the constables if this was on the agenda for an earlier meeting in February, POST incorrectly said, "No." And when asked again if POST would provide a shorter, constable-specific training for them to comply, POST again said "no." The clear intent seems to be to shut off all constable evictions.

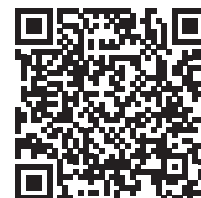
I have reached out to all sides of this matter: Worcester City Council, Worcester City Manager, the Administrative Office of the Housing Court, the Worcester County Sheriff, the Hampden County Sheriff (when Worcester didn't respond), the POST Commission, prominent landlord-tenant attorneys Raphaelson and Raphaelson, AAA Constables, the Massachusetts Bay Constables Association, and the advocate name that kept coming up, the Worcester Anti-Foreclosure Team (WAFT). Some sides have been more willing to talk than others. I've reached out to many more.

There is settled appeals court case law that says POST is out of line (Wells Fargo Bank, N.A. vs. Kyle Hargrove & others 2024). Also, the constables want to be trained, just at the level that fits a constable's working life. I believe this situation can be fixed. But if it is not fixed soon, money will pile in for litigation. If it comes to that, we will fundraise heavily and likely surpass prior records. This issue will land most heavily on small landlords and our neighboring renters in the end. And frankly, I think a lot of us are sick of it.

Thank you for supporting our mission to create better rental housing. We've got your back only because you've got ours. Please join as a member, encourage others to join, 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.



YIMBY: Cambridge Adopts Six Stories By Right in Landmark Zoning Change

By Kimberly Rau, MassLandlords, Inc.

Landmark zoning decision incentivizes affordable housing and removes setback restrictions, with no special permit required for buildings under 75,000 square feet.

The Cambridge City Council voted on Feb. 10, 2025, to allow residential buildings up to six stories to be built by right in the city, a major decision that will change how development happens in Cambridge. Four stories will be allowed by right in all residential areas, and up to six stories are allowed by right in lots with more than 5,000 square feet, as long as a certain number of units are affordable.

The new regulations were passed after other ideas had been suggested and rejected. They included an allowance for six stories by right with no lot size considerations, and a more conservative three-story approach.

Eight of the nine city council members voted in favor of the new regulations, which are projected to add 3,590 homes by 2040. Of those new units, 660 are projected to be affordable.

UP TO SIX STORIES ALLOWED; SETBACK AND AREA RATIO REQUIREMENTS WAIVED

The zoning bylaws allow anyone to build up to four stories by right, eliminating

single-family zoning restrictions in residential areas. However, two additional stories may be built with some minor caveats.

Developers wanting to build five- or six-story buildings will need to designate some of the new units as affordable, and may only build on lots 5,000 square feet or larger. Twenty percent of the units in these larger buildings must be affordable. If a building of four stories or less has 10 or more units, 1 in 5 of those must also be designated affordable housing.

But wait, there’s more! The new changes also remove most setback requirements (there is a five-foot front and rear setback requirement “with

exemptions”), and has no floor-by-area ratio (FAR). Developers are also not restricted to a maximum number of units. There is no townhouse restriction, and no special permits are required for buildings under 75,000 square feet.

Developers who capitalize on this change will also not be hindered by arbitrary off-street parking space mandates. Cambridge removed minimum parking requirements for new construction in 2022. Regulations that demand developers provide so many off-street parking spaces per unit constructed are a major roadblock to creating more housing. Why park your car where you could put a house?



Cambridge is home to Harvard, MIT, and, until recently, lots of restrictive zoning. Now, more people may actually be able to afford to live there. (Image: Mohammed Shonar for Unsplash)

NEW RULES FIX “COMPLICATED AND RESTRICTIVE” ZONING BYLAWS

Cambridge, a city of 118,000 and home to Harvard and MIT, has faced challenges with housing, according to a primer on [multifamily housing zoning](#) published by city council member Burhan Azeem, who co-chairs the city’s housing committee.

“The City of Cambridge...has had one of the most complicated and restrictive zonings in America,” Azeem wrote, noting that the restrictions have stunted growth in the city. Only 350 new units were projected to be built over the next 15 years. In a city of 55,000 housing units, that’s less than a 1% increase.

Of those 55,000 units, many of them were “nonconforming,” meaning they would be illegal to build under the zoning restrictions that were in place until Feb. 10. Azeem and his fellow committee members worked to prepare the housing proposal the city council ultimately passed, ending exclusionary zoning in Cambridge.

“Nationwide, this is one of the biggest changes to any city’s zoning in decades,” Azeem added.

This zoning change pairs with another zoning reform designed to increase density in the city’s corridors and squares.

A STEP TOWARD FIXING THE HOUSING CRISIS

There’s no question Massachusetts – along with many other areas of the country – is in a housing crisis. In Boston and the surrounding areas, things are particularly grim.

A 2024 [Zillow](#) article stated that many of the country’s worst housing shortages could be found in major cities in coastal states. Five of the 10 worst cities were in California, but Boston ranked number one for the worst housing availability, with a rate of 5.9 “missing households” for every available property. In other words, for every available rental or piece of real estate available, there are six households looking for housing.

Cambridge, located right next door to Boston, has given landowners a chance to create available housing for many families. The term “Paris-style” zoning, used by Azeem when referencing the changes, refers to the inclusionary zoning practices the European city implemented to address its own housing crisis.

The change in Cambridge has not been without opposition. City councilor Cathie Zusy was the one vote against the zoning reform. Zusy reportedly [expressed concern](#) that the change would generate mostly luxury units, and drive up real estate values, taxes and rents. One Cambridge resident, Rand Wentworth, wrote to the [Cambridge Day](#) calling the new reforms a “Trojan horse.”

Wentworth paints a picture of “noise, traffic jams and six-story condos towering overhead – a place of strangers where only the ultra-wealthy can afford to live.”

That seems like a hyperbolic statement. Six-story buildings aren’t free to create,

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and not everyone will build one. There’s also nothing stopping someone from building a single-family home if they choose. Regarding traffic, Cambridge already has a relatively low share of commutes by car. Creating homes without parking creates strong incentives for residents to commute in another way.

Besides, with rents topping \$3,000 and a dearth of new construction without zoning change, who but the “ultra-wealthy” can really afford to move to Cambridge now?


CONCLUSION

One of the surest ways to alleviate the housing crisis in Massachusetts is to create more housing. When you create more housing units, more people are able to find an apartment. More units will also help stabilize market rates. In Cambridge, that currently averages out to more than \$3,400 for a one-bedroom apartment. That’s untenable for many people who are

vital to keeping Cambridge, and Boston, running.

People who decry initiatives like the zoning change in Cambridge are not operating in reality. No one has the right to insist progress stop to retain the “character” of any neighborhood. When you bought your property, you bought the right to own your parcel of land, not demand that nothing change in your neighborhood, ever. And where does one even attempt to draw that line? Shall we go back to the time when Cambridge was a quiet farming village, to really make sure no present generations (yours included!) get a shot at housing?

We applaud Cambridge for this step in the right direction and can only hope Boston and other municipalities follow suit. The group Somerville YIMBY stands for inclusionary zoning and is reportedly working on a proposal similar to the one passed in Cambridge. Hopefully others are as well. Boston and its surrounding

areas will continue being desirable. If we want people to come to the city and continue to make it flourish, we need more housing that people can afford. 

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Cambridge has many different types of housing



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This infographic, from city councilor Burhan Azeem, shows the different types of housing in Cambridge, all of which are now allowed under the new zoning regulations. (Image: Fair Use)

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Forcing Tenants to Pay Brokers' Fees is Already Illegal, No New Legislation Needed

By Eric Weld, MassLandlords, Inc.

The illegal practice of landlords charging new tenants brokers' fees could be addressed with a little enforcement of current laws.

It is illegal in Massachusetts for a landlord to require a new tenant to pay a real estate broker's fee as a condition of moving in, according to MGL Ch. 186 s. 15B. The law states it clearly: No amount may be collected pre-tenancy beyond first and last month's rent, security deposit and money to change locks.

Still, the topic of real estate brokers' fees and who should pay them has picked up a lot of steam in recent months. The governor, legislators and city councilors

have all publicly discussed introducing or supporting new legislation that would require the person who hires a broker to pay the fee. A series of media content has swirled around the topic. Making matters worse, Gov. Maura Healey has said she would like to see brokers' fees abolished. Other legislators have suggested shifting brokers' fees from tenants to landlords when they hire their services.

Real estate brokers provide valuable services for landlords and tenants, and deserve to be paid for that, the same as plumbers, builders, housing providers and other contractors who exchange service for payment. Brokers' right to charge for their services is codified in state law.

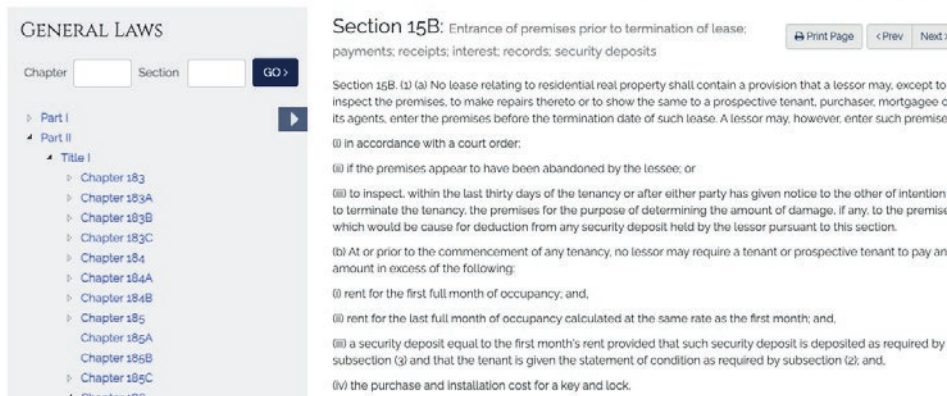
What has politicians eyeing new laws is the illegal practice of landlords hiring brokers, then requiring their tenants to pay for the service.

But new legislation is totally unnecessary. It's also a waste of resources and legislative bandwidth.

Here's the exact wording of Ch. 186 s. 15B(1)(b):

(b) At or prior to the commencement of any tenancy, no lessor may require a tenant or prospective tenant to pay any amount in excess of the following:

- (i) rent for the first full month of occupancy; and,*
- (ii) rent for the last full month of occupancy calculated at the same rate as the first month; and,*
- (iii) a security deposit equal to the first month's rent provided that such security deposit is deposited as required by subsection (3) and that the tenant is given the statement of condition as required by subsection (2); and,*
- (iv) the purchase and installation cost for a key and lock.*



REAL ESTATE BROKERS MUST CONTRACT WITH TENANTS

Further framing the law is 254 CMR 7.00, the regulation governing real estate brokers' business with tenants.

The regulation mandates that brokers contract with their tenant customers through several steps: 1) brokers must disclose written notice up front to prospective tenants if they will charge a fee, how much the fee will be, and the manner and time in which the fee will be paid; 2) this notice must be given to the prospective tenant at the first meeting between broker and tenant, and signed

MGL Ch. 186 s. 15B(1)(b) clearly enumerates the four fees allowed to be collected prior to tenancy, none of which includes a broker's fee. Recent court cases have further defined the illegality of landlords requiring new tenants to pay the fee for a broker that the landlord hired. Image: Mass.gov.

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and dated by both parties; and 3) brokers may not charge any fee to a prospective tenant unless a tenancy is created (or if a prospective tenant agreed to pay a fee even if a tenancy was not created).

The question that repeatedly ends up in court and media, and has legislators considering unnecessary new laws, is whether a landlord can collect a fee on behalf of brokers for their services. Ch. 186 s. 15B says no, landlords cannot legally do so. And 254 CMR 7.00 requires a signed contract between brokers and tenants.

Nowhere within these two laws is there a loophole that makes it legal for a landlord to hire a real estate broker, and then charge their new tenant for the service.

NOT LEGAL, BUT TOLERATED

Over time the practice of landlords forcing new tenants to pay brokers' fees – even if the landlord hired the broker – has become commonplace, especially in Boston. The fee often equals one month's rent, but the amount seems arbitrary and decided by landlords and brokers. There seems to be scant regulation on how and how much a landlord can charge a tenant for brokers' services and how it should be paid. Is it a profit scheme, or does the

amount paid by tenants fully cover the broker's tab?

This situation is the result of two circumstances: 1) the rental housing market has become so tight, with so few vacancies, that many rental owners feel empowered to force conditions on their tenants, such as illegally requiring payment to a broker that the landlord hired; and 2) this practice has grown slowly over several decades, and while not legal, has become accepted and has not been properly enforced.

Somehow, certain media coverage has come to a consensus that this practice is a legal workaround of the law: It may go against the "spirit" of Ch. 186 s.15B if not the "letter" of the law, the narrative goes.

This is incorrect. Requiring a new tenant to pay a broker's fee as a condition of moving in is a violation of the letter of the law.

Some recent media accounts also use the phrase "eliminating renter-paid brokers' fees," another inaccuracy. What is being proposed and supported by the governor is legislation that requires whoever hires a broker to pay the fee. Renters sometimes hire brokers, too, to help them find rental housing. No one is arguing that a landlord should pay a broker when a renter hires them. Brokers should be paid for their services, including

finding and screening tenants, or finding ideal rentals for people seeking housing.

We agree with the premise: If a landlord hires a broker, the landlord should pay the broker's fee. Same with a renter. This doesn't require a new law, only enforcement of existing laws.

NO STRICT PRECEDENT

Part of the confusion around this section of Ch. 186 may be the lack of strong legal court precedents that specify the illegality of requiring new tenants to pay a broker's fee.

However, there are three cases that together underscore the illegality of requiring move-in fees in excess of the four stated in the law.

HERMIDA V. ARCHSTONE

A 2011 case in U.S. District Court, D. Mass., *Hermida v. Archstone* established that an amenity fee required to be paid by the plaintiffs as a condition of moving into a rental owned by Archstone Reading violated Ch. 186 s. 15B.

The plaintiffs, the Hermidas, sued their landlords on the grounds that they were unlawfully charged a \$475 "amenity use fee" as a lease condition for use of the property's swimming pool, gym and outdoor grill.

District Judge William G. Young concluded that the language of "section 15B is unambiguous," and prohibits a landlord from requiring a tenant at the beginning of tenancy to "pay any amount in excess of" the four fees outlined. Judgment for the plaintiffs.

PERRY V. EQUITY RESIDENTIAL MANAGEMENT LLC

More pertinently, the 2014 case *Perry v. Equity Residential Management LLC* (ERM) invalidated the defendants' practice of charging any fees beyond those listed in Ch. 186 s. 15B – in this case, application fees, amenity fees, community fees and pet fees – as move-in conditions.

"The statute is a list," noted District Judge Rya Zobel in the *Perry v. ERM* decision. "If a fee is on the list then it is a permissible up-front charge; if it is not on the list, then it is impermissible."

The defendants, ERM, argued that the language in Ch. 186 s. 15B is ambiguous,



Real estate brokers provide valuable services, such as finding well-matched apartments for tenants, screening applicants for landlords, processing applications and fees, and advising on move-in processes. Brokers deserve to be paid for their service, but according to existing statute, must be paid by the party that hires them. Cc by-sa Malcolm Lawson, Flickr

and therefore does not specifically disallow requiring nonrefundable fees as a move-in condition.

Zobel refuted this contention. “I am not the first to consider this matter,” she wrote. “Two of my colleagues have held that the language of section 15B(1)(b) is unambiguous,” referring to two cases, *Hermida v. Archstone* and *Gardner v. Simpson Fin. Ltd. Partnership*.

WOO V. VALENTIN

More recently and specifically, in a 2022 case in housing court’s western division, *Woo v. Valentin*, presiding Justice Jonathan Kane determined that Woo, a landlord and plaintiff in the case, violated Ch. 186 s.15B when they required Valentin, a new tenant, to pay an \$850 “rental agency fee” (aka broker’s fee) as a condition to rent property.

Further defining the argument, Kane notes that real estate brokers are certainly allowed to charge fees to tenants for housing search and other services. That right is detailed in 254 CMR 7.00.

The law “does not prohibit a real estate broker from charging tenants a fee for services rendered,” writes Kane in his decision, “however, the regulations clearly imply that the prospective tenants will work directly with the broker and be presented with certain disclosures to sign...Instead, the lease executed by the parties [in this case] explicitly requires Defendants to pay a broker’s fee as part of the consideration for rental of the Property. Based on these facts, the Court concludes that the mandatory broker’s fee

charged by the landlord is a violation of G.L. c.186, s. 15B(1)(b).”

Because all these cases were tried in lower courts (i.e., not superior court), they do not establish legal precedents, and only stand as persuasive decisions, or suggested rulings for future justices to follow, or not.

The matter of landlords charging brokers’ fee payments may still be ripe for further litigation. If a penalty, such as treble damages plus court costs and attorney fees, were applied to violators of Ch. 186 s.15B when they lose in court, it would likely motivate some landlords to stop doing so. This penalty is available to judges under existing statute.

NEW LAW NOT NEEDED


Much of the recent hoopla in Massachusetts to write new laws regarding brokers’ fees may have been triggered by the New York City Council’s December 2024 passage of the FARE Act. The Fairness in Apartment Rental Expenses (FARE) Act mainly prohibits landlords from charging prospective or new tenants fees to pay brokers that the landlord hired. The law generated a lot of media attention.

Included in the attention – accurate or not – are several dubious claims that Boston, out of 336 U.S. cities with at least 100,000 people, is now the only remaining major city still allowing landlords to require tenants to pay brokers’ fees.

Gov. Healey has since announced that her FY 2026 budget will include a section eliminating “renter-paid broker fees” (except, we presume, when renters hire brokers to find them an apartment).

Without enforcement like applying court penalties, a new law or budget provision that only reinforces existing laws will be ineffectual. To the extent that new legislation is effective, some landlords will absorb brokers’ fees, but adjust rent upward to compensate for the payment. If the intent of the law would be to lower rental prices, as is claimed with New York City’s FARE Act, it will fail.

Creating a new, superfluous law mandating landlords to pay their own brokers’ fees won’t lower housing prices, and could cause them to increase. Worse, it could deter property owners from creating new rental housing, constricting stock and pushing prices up further. If the worst-case scenario happens and broker fees are banned outright, then brokerages would be banned and many renters, especially international students and low-income renters, will be left without help.

As ever, the pathways to bring housing and rent prices down remain a product of supply and demand. When housing supply meets demand, prices will come down as the market balances. Toward that end, new laws should incentivize new rental housing, not discourage it. 

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Worcester/CMHA Unveil Plans for Daytime Resource Center to Help Unhoused

By Kimberly Rau, MassLandlords, Inc.

The center will offer centralized services for people experiencing homelessness, including housing and employment resources.

The city of Worcester announced in November 2024 that it was partnering with the Central Massachusetts Housing Alliance (CMHA) to open a day resource center intended to connect the city’s unhoused population with essential resources, including housing and employment services, and access to showers. This day resource center stands to improve the quality of life in Worcester for all, including landlords and renters, though they may never utilize its resources directly.

CMHA is in the process of acquiring two properties for the project. They plan to use the property at 134 Gold St. for the center itself, with a parking lot at 5 Sargent St. The nonprofit’s bid on the 20,000-square-foot Gold Street structure was accepted in late 2024. Money to purchase and renovate the sites will partially come from interest generated from American Rescue Plan Act funds. The city has conditionally pledged \$4 million toward the goal.

Worcester released a five-year strategic plan in September 2024 that includes six priority goals for the city. The second goal on that list addresses “affordable neighborhoods and reduced homelessness.” Priorities for this goal include facilitating permanent supportive housing, emergency shelters and constructing a day resource center.

Worcester’s day resource center is scheduled to open in 2026.

WHAT IS A DAY RESOURCE CENTER?

A day resource center is designed to allow people experiencing homelessness access to multiple resources in one location. Open during daytime hours, the center will offer bathroom and shower facilities, as well as charging stations, laundry machines and storage lockers. Lack of access to any of these essentials can be detrimental to housing and job searches.

It will also provide an indoor space – warm in winter, cool in summer – for those experiencing homelessness to spend time during daytime hours.

Even if an individual has a bed in a shelter, shelters do not allow residents to remain on premises during the day. People staying in the shelter must leave, and return only in the late afternoon or early evening. Shelters may not always have daytime storage available for personal belongings, either.

At the resource center, individuals will also be able to connect with outreach workers who may be able to help with other resources and services. All people experiencing homelessness will be able to access the center and utilize its resources.

Leah Bradley, Executive Director of CMHA, spoke with MassLandlords and expressed great enthusiasm for the project.

“We are really excited to be partnering with the city to help our unhoused neighbors,” she said, noting that the goal of the resource center will be to limit the amount of time people are unhoused.

Worcester City Manager Eric Batista has expressed similar sentiments.

“This is a big step forward for the city,” Batista stated in a November 2024 press release. “[The center] will help us connect individuals experiencing homelessness with the services they need to secure housing and employment. This is



134 Gold Street, the planned site for the Worcester day resource center. (Image: Google Earth)

another example of community partnerships working together to uplift the city.”

UNHOUSED POPULATION GROWS IN WORCESTER

Plans for the center have come at a time when the unhoused population in Worcester County continues to rise. Data released by CMHA, and reported by WGBH in June 2024, showed that 1,927 people in the area were unhoused, up 20% from 2023, when the unhoused population was 1,607. Of those 1,927 individuals, 718 were children under age 18, and 100 were individuals between the ages of 18 and 24.

The uptick in 2024 signified the third consecutive year that rates of homelessness have risen in the county. When talking to WGBH, Bradley indicated that a lack of affordable housing and higher rents are primary culprits for the increase. Other reports show that homelessness is a multifaceted issue, where mental health, sudden life events and substance use, among other factors including lack of funds, contribute to the problem. We have also reported on the many issues that contribute to the state’s housing crisis, including exclusionary zoning that prices many people out of the housing and rental market.

And while everyone has a right to be in public spaces, the public spaces that exist don’t meet everyone’s needs. The day center will help alleviate the problems

that arise when those without access to resources attempt to make do with the ones that are available.

Consider this scenario: You are a prospective renter who believes in using public transportation. You find an apartment you like in Worcester, so you take the commuter rail into the city for a tour. When you step off the train at Union Station, no matter what time of day it is, you will find at least a couple of people sitting on the ground. If the bathrooms aren’t presently out of order, you will likely find someone attempting to use the facilities to wash up. This part of the scenario isn’t hypothetical; nor is it unique to Union Station. And it’s not ideal for anyone involved. A day center will provide people the opportunity to meet their basic needs with dignity, and will help keep places like the train station utilized for their intended purposes only.

NEXT GENERATION GETS INVOLVED


Thirty students at the Worcester Polytechnic Institute worked with the city of Worcester to develop ideas and plans for the day resource center as part of WPI’s Great Problems Seminar. The seminar is a two-term course that allows first-year students to engage with tangible, local projects. Students worked in small groups to conduct in-person research, allowing them to incorporate relevant elements into their proposed

plans. Some suggestions included areas for pets, lockers and private areas for confidential meetings.

The finished projects were presented and displayed at Worcester City Hall in December 2024. City officials reviewed the plans for potential inclusion in the center’s final plans.

CONCLUSION

Homelessness is a problem that impacts everyone. When people have access to resources and day-to-day living essentials, it becomes easier to find a job and secure housing. Anything that helps lessen the housing crisis is good news for housing providers.

When speaking with us this week, Bradley indicated that CMHA is looking forward to engaging with a variety of stakeholders as the process moves forward. She encouraged anyone interested in helping with the project to email info@cmhaonline.org. 

Point your camera app here to read more online.



The housing crisis affects individuals across Massachusetts, as evidenced by this image from Boston. (Image: Gunnar Ridderström for Unsplash)

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State Error in Your Favor? Or a Bonanza for ADUs?

By Eric Weld, MassLandlords, Inc.

Want to build an ADU on your triple-decker or business lot? With new state regulations, it might be permitted.

ADUs are now allowed to be built by right, not only on single-family only lots, but on property in any zoning district where a single-family dwelling is permitted in Massachusetts.

That's potentially a lot of districts, and may go beyond legislative intent. But according to final regulations, 760 CMR 71.00, published by the



Triple-decker lots like this one in Worcester might qualify (depending on specific zoning code) for an ADU addition, according to new ADU-by-right regulations recently published by the Executive Office of Housing and Livable Communities (EOHLC). Cc by-sa Wikimedia Commons Pvmoutside

Executive Office of Housing and Livable Communities (EOHLC) on Feb. 2, 2025, accessory-dwelling units (ADUs) are permitted in all single-family residential zoning districts. The regulations define a single-family residential zoning district as “Any Zoning District where Single-Family Residential Dwellings are a permitted or an allowable use.” This definition was in early drafts, published in December 2024, and survived a period of public scrutiny and comment before its final, official publication.

The EOHLC's definition outlines ADU-by-right provisions in the Affordable Homes Act, a \$5.16 billion housing bond will, which became law on Aug. 6, 2024.

ADUS ACROSS MANY ZONES

The EOHLC regulations give much broader authority to build ADUs than has been debated across the state and in the legislature for several years. Single-family dwellings are a permitted use of land in a variety of zoning districts beyond those meant only for one detached single-family dwelling, including some where multifamily dwellings are also permitted, as well as businesses and offices, and sometimes schools and medical facilities.

Communities around Boston and other parts of the state have wrestled for years over the issue of facilitating the building of ADUs on privately owned property. Proponents of ADUs have long argued that these small, independent dwellings provide homeowners with a convenient, low-impact way to enhance their income while also adding affordable housing to the community. Done well, an ADU can also boost property values with added functionality.

Opponents counter that allowing a proliferation of ADUs will add to traffic congestion, burden public services such as schools and hospitals and, generally, change communities' character, and should therefore be tightly regulated.

The Massachusetts legislature took on the debate in the leadup to signing of the Affordable Homes Act. As a shortage of housing continues to push up home and rent costs in Massachusetts and other states, ADUs have gained momentum as one piece of the puzzle. At the same time, single-family zoning – a type of outdated land use regulation (with racist origins) that only allows one detached single-family dwelling on a lot – has fallen out of vogue in many communities, and is often not considered the “highest and best use” of a piece of property.

Still, these debates centered around allowing the addition of an ADU on lots zoned for one detached single-family dwelling only. Absent from the debates has been consideration of allowing ADUs in other types of zoning districts where single-family dwellings are also permitted, such as, say, a lot that would allow a triple-decker or a duplex.

WHAT'S IN A WORD?

The EOHLC's regulatory definition of a single-family residential zoning district diverges from traditional definitions. Most policy documents define a single-family residential zoning district as one in which *only* single-family dwellings are a permitted land use. Often, these definitions specify *only* detached single-family dwellings.

The difference in wording between the traditional and EOHLC's new definition – *only* single-family dwellings versus

any district permitting single-family dwellings – may be conservationally minimal, but the connotations are potentially impactful.

In many Massachusetts towns and cities, single-family dwellings are a permitted or allowable use in a variety of zoning districts, including districts that also allow multifamily buildings, such as triple-deckers.

Looking at the city of Worcester’s permitted uses by zoning district, single-family dwellings are a permitted use in more than two dozen districts. Some of these are residential districts for single-family buildings (attached, detached and semi-detached) (RS-10, RS-7), some are for residential limited and general (RL-7, RG-5). Others are business-zoned districts of various required area ratios (BO-1, BO-2, BL-1, BG-2, BG-3, BG-4), and institutional districts, zoned for educational use (IN-S) and medical use (IN-H).

The city of Lowell, whose city council defeated a proposed ordinance allowing

ADUs by right in winter 2024, similarly permits single-family dwellings across several distinctly zoned districts, including multifamily. In exclusive Lexington, single-family dwellings (called “one-family dwelling” in its permitted uses table) are allowed in districts zoned for one-family dwelling (RO, RS), two-family dwelling (RT) and commercial neighborhood (CN), which allows small businesses within residential areas.

The state law says a property owner may build an ADU by right in a single-family residential zoning district, which is now defined as any zoning district where single-family dwellings are permitted. By this definition, an ADU is allowed to be built by right on the same lot with a triple-decker, for example, or, say, a duplex or other multifamily building.

LANDLORDS NOW INCLUDED

When Gov. Maura Healey signed the Affordable Homes Act (MGL 150 of the Acts of 2024), her administration

estimated the ADU zoning change may result in 8,000-10,000 new ADUs in five years.

Specifically, the housing bond bill altered the Zoning Act, MGL Ch. 40A, allowing ADUs of 900 square feet or less to be built by right in single-family residential zoning districts. “No zoning ordinance or by-law shall prohibit, unreasonably restrict or require a special permit or other discretionary zoning approval for the use of land or structures for a single accessory dwelling unit, or the rental thereof, in a single-family residential zoning district,” states the housing law.

In other words, if you own property in a district zoned for single-family, you now have the right to obtain permits and build an ADU on your land without the burden of appealing to the zoning board or other municipal boards for special consideration or variance.

The EOHLC was tasked with defining tenets and terms of the law, including “single-family residential

ARTICLE XII: TABLE OF USES

District Type:	Suburban				Traditional Neighborhood					Urban				Special Purpose			Industrial	
Districts:	SSF	SM F	SMU	RR	TSF	TTF	TMF	TMU	NB	USF	UMF	UMU	DMU	HRC	INST	OP	LI	GI
12.1. RESIDENTIAL USES [Ord. 11-13-07]																		
a. One detached dwelling unit on a lot occupied by not more than one family	Y	SP	SP	N	Y	Y	Y	SP	N	Y	Y	SP	N	N	N	N	N	N
b. Two detached or attached dwelling units on a lot occupied by not more than one family each	N	SP	SP	N	N	Y	Y	SP	N	N*	Y	SP	N	N	N	N	N	N
c. Three (3) dwelling units on one lot (in any combination of single-family detached dwelling units, attached or semi-detached dwelling units, multi-family structures, or as a part of a mixed-use project with other uses allowed in the district, including townhouse developments)	N	SP	SP	N	N	N	PB	PB	PB**	N	Y	PB	Y**	N	PB**	N	N	N
d. Four to six (4-6) dwelling units on one lot (in any combination of single-family detached dwelling units, attached or semi-detached dwelling units, multi-family structures, townhouses, or as a part of a mixed-use project with other uses allowed in the district, including townhouse developments)	N	Y	PB	N	N	N	PB	PB	PB**	N	Y	PB	Y**	N	PB**	N	N	N
e. Seven to ten (7-10) units on one lot (in any combination of single-family detached dwelling units, attached or semi-detached dwelling units, multi-family structures, or as a part of a mixed-use project with other uses allowed in the district, including townhouse developments)	N	Y^	PB^	N	N	N	N	PB^	PB***	N	Y^	PB^	Y***	SP***	PB***	N	N	N
f. Eleven (11) or more dwelling units on one lot (in any combination of single-family detached dwelling units, attached or semi-detached dwelling units, multi-family structures, or as a part of a mixed use project with other uses allowed in the district, including townhouse developments) [Ord. 2-14-2023]	N	Y^	PB^	N	N	N	N	PB^	PB***	N	Y^	PB^	SP***	SP***	PB***	N	N	N
g. Reserved																		
h. Reserved																		
i. One or two dwelling units in a building with a legal non-residential use on the ground floor.	N	Y	Y	SP	N	Y	Y	Y	Y	SP	Y	Y	SP	SP	SP	SP	SP	N
j. Senior Congregate Housing, including, but not limited to, assisted living facilities.	N	Y	Y^	SP^	N	SP^	Y^	Y^	SP^	SP^	Y^	Y^	SP^	SP^	SP^	N	N	N
k. Trailer.	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
l. Non-family accommodations:																		
1. Tourist home, Bed & Breakfast Inn	N	SP	SP	SP	N	N	SP	SP	SP	N	SP	SP	SP	N	Y	N	N	N
2. Boarding or Lodging house, fraternity	N	N	SP	N	N	N	N	SP	SP	N	SP	SP	SP	N	SP	N	N	N
3. Dormitory	N	N	N**	N	N	N	N	N**	N**	N	N	SP^	SP^	N	Y^	N	N	N
4. Hotel	N	N	Y	Y	N	N	N	Y	Y	N	N	Y	Y	Y	Y	Y	Y	SP
5. Motel	N	N	Y	Y	N	N	N	Y	Y	N	N	Y	Y	SP	N	SP	SP	N

Under the Housing Bond Bill text, there are only two “single family zoning districts” in Lowell. These are SSF and TSF. Under the EOHLC regulations, there are six districts in which a single family dwelling is an allowable use. These are SSF and TSF as before, but also TTF, TMF, USF and UMF. Zoning Book for the City of Lowell, Massachusetts as amended through October 24, 2023, page 133. <https://www.lowellma.gov/DocumentCenter/View/23260/Lowell-Zoning-Ordinance>

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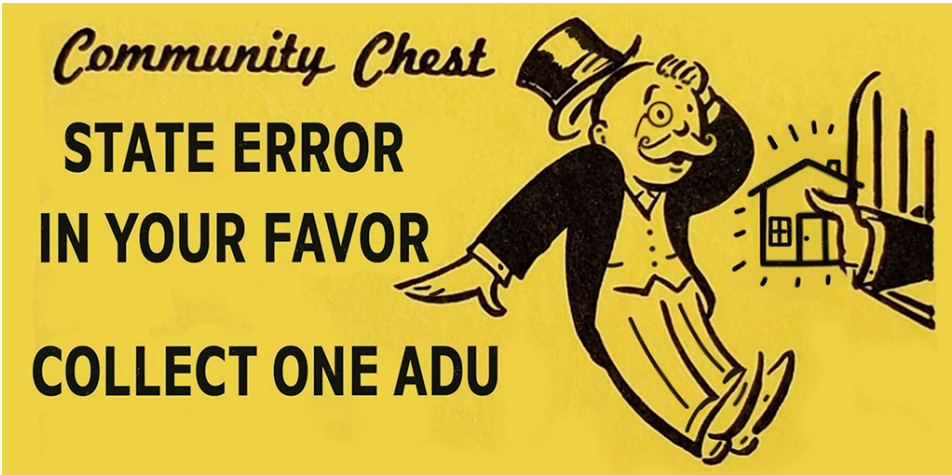
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Landlords invited to build ADUs! Whether it's a state error or an intentional broadening of regulatory language to permit ADUs by right on "any Zoning District where Single-Family Residential Dwellings are a permitted or an allowable use," we applaud the state's new policy. Single-family dwellings are permitted in a variety of zoned districts, including some multifamily districts. ADUs for all! CC BY-SA MassLandlords 4.0

zoning district." This is standard protocol following passage of laws. State agencies are typically charged with devising rules, under the Code of Massachusetts Regulations (CMR), about how a law will be defined and administered.

If the EOHLC definition of a single-family residential zoning district, as "any Zoning District where Single-Family Residential Dwellings are a permitted or an allowable use," is intentional, we applaud the state government's capacious authorization.

Ironically, the projection of 8,000-10,000 new ADUs came out of the EOHLC, according to a press release announcing the new ADU regulations. But that projection was based on single-family only parcels, which would have excluded landlords from taking advantage of ADUs by right. If landlords are now allowed to participate in ADU expansion – on lots with offices, small businesses, next to triple-deckers – via the EOHLC's definition of single-family zoned districts, it could create units more than 10 times their estimate.

A LESSON IN LOWELL

As a state law, the Affordable Homes Act's ADU section supersedes local ordinances and bylaws of municipalities that have them. Local governments may implement new or redrafted ADU ordinances with

reasonable restrictions – e.g., bans on short-term ADU rentals – but they must comply with Ch. 150 parameters. Communities, including Lowell and a few others, may no longer require special permitting for ADUs.

Boston, as the only municipality to be exempt from Ch. 40A (the capital city's zoning is governed by Ch. 665 of the Acts of 1956), is also exempt from the housing bond bill's ADU provision. The state capital is devising its own ADU law.

For Lowell, the new law renders moot the city's 2024 concerted effort to retain special permitting for ADUs. The city seemed headed for approval of an ADU by-right ordinance until a vocal group of citizens in affluent districts organized against it. The ordinance was voted down when two council members and the mayor (who presides over their city council) changed their stances in deference to some of their constituents.

Lowell's was a contentious, publicly argued battle that went on for more than a year. Despite acknowledging the need for more housing-positive policies and affordable housing, those opposing ADUs by right in Lowell exaggerated the impacts with signs warning of "the death of single-family zoning" and compromises to the "character" of their neighborhoods. The NIMBY stance prevailed, and stood for about one year until the state law took effect.


Lowell's lesson may be an allegorical example for other municipalities in the state fighting to block affordable housing and increased density within their city limits. More housing is a priority, and is desperately needed, all across Massachusetts. Communities obstructing that priority may find their legislative leverage usurped by the state government.

LITIGATION NEXT?

In the event a triple-decker or a small business owner applies for ADU permitting to build on their property, local planning, zoning or building boards may balk and force litigation. A town could deny a landlord's ADU permit on the basis of state law; the landlord would then have to sue the town, citing the EOHLC regulation.

In such a case, our reading of the law might be challenged. Indeed, just above its definition of Single-Family Residential Zoning District, EOHLC regulations define a Single-Family Residential Dwelling as "A structure on a Lot containing not more than one Dwelling Unit."

In a court of law, how might these circular definitions be reconciled? It's possible EOHLC meant that its definition of a single-family zoning district implied an addendum at the end, as such: "...and which only permit one single-family dwelling."

For now, thanks to 760 CMR 71.00 as written, we see the slate as unexpectedly open for ADU construction in a residential zone near you. If you try for an ADU on a multifamily-zoned piece of land, let us know how it goes. Always consult an attorney before taking any action that could affect your rights. 

Point your camera app here to read more online.



Know Your Rights: Public Housing Authorities May Not Deny Section 8 Rent Increases to Save Money

By Kimberly Rau, MassLandlords, Inc.

Section 8 administrators may not deny owners otherwise legitimate rent increases due to funding concerns.

Local agencies that administer the federal Section 8 housing program may not deny owners rent increases that would otherwise be approved due to funding concerns, according to the Department of Housing and Urban Development (HUD). HUD administers the program, formally called the Housing Choice Voucher (HCV) program, on the federal level.

Public Housing Authorities (PHAs) are in charge of administering the Section 8 program on a local level. The local PHA is tasked with determining the reasonable market rent for properties in their jurisdiction and approving rents based on

those numbers for comparable properties participating in the program.

The manner in which PHAs determine rent is outlined in the housing assistance payment contract landlords enter into with HUD. There are a lot of factors that go into deciding what a property's rent should be, but essentially, when market rents for non-participating properties go up, the rent on a comparable Section 8 property should increase as well. Similarly, if the market drops, the PHA may decrease the rent subsidy the landlord receives.


However, PHAs have been known to occasionally attempt to deny otherwise legitimate rent increases (those that would keep the property's "reasonable rent" in line with the market) due to projected funding shortfalls within the program.

This is not appropriate, according to HUD, which issued a notice in 2011 that

still stands today concerning cost-saving measures within the Section 8/HCV program. Some cost-saving measures are authorized, such as being vigilant about ensuring tenants' incomes are accurately reported and factored into the subsidy amount. PHAs may also review owner rents at any time to determine if they are still reasonable compared to the rest of the market, or review utility allowances.

If a PHA is concerned about funding shortfalls, it may ask landlords to voluntarily accept a temporary rent reduction or defer a rent increase. However, HUD is clear that the landlord is under no obligation to agree to these requests.

"[A] PHA may not 'freeze' rents due to insufficient funding when an owner requests an increase, if the PHA determines the increased rent to be reasonable, and the owner does not agree to defer a rent increase," the document states.

That doesn't mean some PHAs won't try to deny a rent increase, or heavily "encourage" landlords to accept a reduction or defer raising the rent. If this happens to you, you should contact HUD, and also let us know at hello@masslandlords.net 

Point your camera app here to read more online.



A lot of factors go into determining fair rent for Section 8 rentals, but local administrators cannot deny a rent increase just to save the program money. (Image: 123rf)

REGIONAL

MassLandlords Upcoming events

See details under each region

2025 MARCH

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3 SWCLA 7:00PM-9:00PM	4	5	6	7 First Friday Office Hours 12:00PM-1:00PM	8
9	10 Springfield Meetup 6:30PM-7:30PM	11 MWPOA 5:30PM-8:00PM	12 Second Wednesday Office Hours 4:30PM-5:30PM	13 NWCLA 7:00PM-9:00PM	14	15
16	17	18	19 Third Wednesday Office Hours 4:30PM-5:30pm	20	21	22
23	24 Worcester Meetup 6:00PM-8:00PM	25	26 Fourth Wednesday Office Hours 5:30PM-6:30PM	27	28	29
30	31					

2025 APRIL

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
		1	2	3	4 First Friday Office Hours 12:00PM-1:00pm	5 Cambridge Crash Course 8:30AM-4:00PM
6	7 SWCLA 7:00PM-9:00PM	8 MWPOA 5:30PM-8:00PM	9 Second Wednesday Office Hours 4:30PM-5:30pm	10 NWCLA 7:00PM-9:00PM	11	12
13	14 Springfield Meetup 6:30PM-7:30PM	15	16 Third Wednesday Office Hours 4:30PM-5:30pm	17	18	19
20	21	22	23 Fourth Wednesday Office Hours 5:30PM-6:30pm	24	25	26
27	28 Worcester Meetup 6:00PM-8:00PM	29	30			

STATEWIDE

First Friday Office Hours with Executive Director Doug Quattrochi. No Presentation. Open Q&A. Fri Mar 7th, 12 pm - 1 pm Zoom.

FRI 03/07

We'll be having open office hours about **any rental real estate topics** you may care to bring. You can also ask about MassLandlords services or share feedback.

We will not address questions in private. We will have a group discussion about topics of interest to attendees. Questions will be answered at Doug's discretion and as time allows.



MassLandlords Executive Director Doug Quattrochi



We'll be having a free-flowing group conversation. Ask us anything related to MassLandlords.

Part of 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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FIRST FRIDAYS WITH EXECUTIVE DIRECTOR DOUG QUATTROCHI NEXT ON FRIDAY, MARCH 7TH

Except for holidays or where his schedule requires otherwise, Doug will be available to members on the first Friday of every month.

ZOOM CHAT AGENDA

- 12:00 pm Start
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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.

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Questions may be asked over microphone after using the "raise hand" feature of zoom. Questions may also be entered via the Zoom text chat box.

ZOOM CHAT DETAILS (HOSTED BY ZOOM)

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

Topic: First Friday Office Hours with Doug Quattrochi March 7, 2025

Time: Mar 7, 2025 12:00 PM Eastern Time (US and Canada)

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

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

Add our entire event calendar to yours:

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Add just this event to your calendar:

Google: [add just this event to Google calendar](#).

Second Wednesday Office Hours with Peter Shapiro. No Presentation. Open Q&A. Wed Mar 12th, 4:30 pm - 5:30 pm Zoom

WED 03/12

We'll be having open office hours about **any rental real estate legal topics** you may care to bring. This meeting is a great opportunity for members to learn from an experienced non-attorney counselor.

We will not address questions in private. We will have a group discussion about legal topics of interest to attendees. Questions will be answered entirely at Peter's discretion and as time allows.

Attendance is capped at ten attendees for depth of discussion. If an office hour is full, check another person's office hours or try again next month.



Peter Shapiro runs Good Landlord Consulting Services (GLCS) and is a MassLandlords Helpline Counselor



We'll be having a free-flowing group conversation. Ask us anything related to landlord-tenant communication or best practices.

Part of this event will be presented by **Peter Shapiro**. A graduate of MIT's Master's Program in City Planning, Peter founded the Housing and Mediation Services Program at Just A Start Corporation, a nonprofit housing group in Cambridge, MA. Since 1990, Peter and his team have been providing landlord counseling, mediation, training, landlord support groups, and homelessness prevention assistance across metro Boston and statewide. Peter now provides Helpline and Member services for MassLandlords, and also provides landlord counseling and mediation for the City of Boston. Peter is the author of: *The Good Landlord -- A Guide to Making a Profit While Making a Difference*.

Members register for no charge 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.

SECOND WEDNESDAYS WITH PETER SHAPIRO NEXT ON WEDNESDAY, MARCH 12TH

Except for holidays and where his schedule requires otherwise, non-attorney counselor Peter Shapiro will be available to members on the second Wednesday of every month.

ZOOM CHAT AGENDA

- 4:30 pm Start
- 5:30 pm Zoom Chat ends

Remember you can watch videos anytime at [live events](#) and [training videos](#).

Participation is Easy

We have two formats of online events:

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

- **Webinars** have limited participation options (typed questions only) and, unless stated otherwise, 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.

Accessibility

Automatic closed captions may be activated at any time. Simply turn on this setting from inside the Zoom app.

Questions may be asked over microphone after using the “raise hand” feature of zoom. Questions may also be entered via the Zoom text chat box.

ZOOM CHAT 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: Second Wednesday Office Hours with Peter Shapiro March 12, 2025

Time: Mar 12, 2025 04:30 PM Eastern Time (US and Canada)

Join Zoom Meeting <https://us02web.zoom.us/j/89333946042>

Meeting ID: 893 3394 6042

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

Dial by your location +1 301 715 8592 US (Washington DC)

- +1 305 224 1968 US
- +1 309 205 3325 US
- +1 312 626 6799 US (Chicago)
- +1 646 876 9923 US (New York)
- +1 646 931 3860 US
- +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
- +1 386 347 5053 US
- +1 408 638 0968 US (San Jose)

Meeting ID: 893 3394 6042

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

Find your local number: <https://us02web.zoom.us/j/kxZGzjxj1>

PRICING

This event is closed to the public.

- Members: No charge. Registration is required.

Registration in advance is required.

This event will not be recorded.

Slides and handouts if any will be uploaded to [open questions and answers](#) .

Members register for no charge in just a few clicks!

This event is operated by MassLandlords, Inc. staff.

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

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Third Wednesday Office Hours with Attorney Greenman. No Presentation. Open Q&A. Wed Mar 19th, 4:30 pm - 5:30 pm Zoom

WED 03/19

We'll be having open office hours about **any rental real estate legal topics** you may care to bring. This meeting is a great opportunity for members to learn from an experienced attorney.

We will not enter attorney-client privilege. We will not address questions in private. We will have a group discussion about legal topics of interest to attendees. Questions will be answered entirely at Attorney Greenman's discretion and as time allows.



Attorney Jordana Greenman



We'll be having a free-flowing group conversation. Ask us anything related to landlord-tenant law or closings.

Part of this presentation will be given by **Attorney Jordana Roubicek Greenman**. She is a real estate lawyer, recipient of the Super Lawyers Rising Star award 2012-2020, and one of Boston Magazine's Top Lawyers of 2022 and 2023. Her practice - with offices in Boston and Watertown - includes 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 an instrumental part of the team spearheading legal action opposing the Massachusetts and Boston eviction moratoriums, and is very active within the legal community. Attorney Greenman is a member of the Real Estate Council

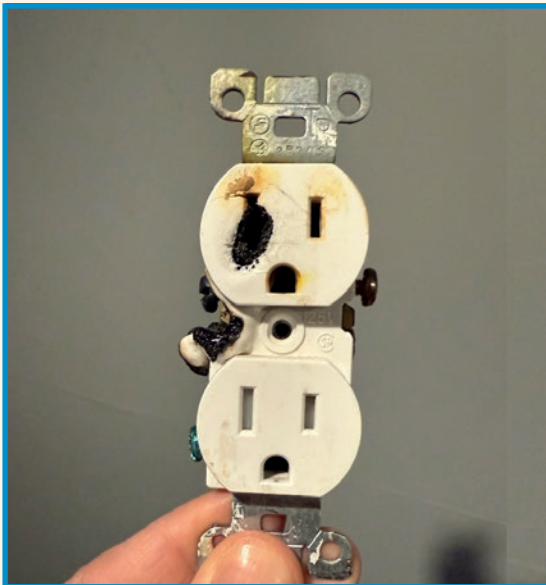
for the Massachusetts Bar Association and the Real Estate Bar Association, writes columns for the Massachusetts Lawyers Journal and Real Estate Bar Association News, and regularly leads legal seminars for first-time homebuyers and small-property owners.

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

Members register for no charge in just a few clicks!

"No Sales Pitch" Guarantee
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THIRD WEDNESDAYS WITH ATTORNEY GREENMAN NEXT ON WEDNESDAY, MARCH 19TH
Except for holidays and where her schedule requires otherwise, Attorney Greenman will be available to members on the third Wednesday of every month.

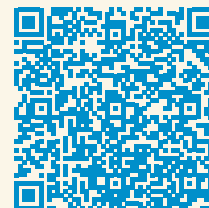


ARTICLE YOU MAY HAVE MISSED

Ask Your Representative or Senator to Co-sponsor An Act Preventing Fires and Secondhand Smoke in Non-Smoking Rental Housing

MassLandlords drafted, and Senator Keenan graciously agreed to sponsor, legislation to help non-smoking renters and their landlords enforce lease provisions for non-smoking properties.

Point your camera app here to read more online.



ZOOM CHAT AGENDA

- 4:30 pm Start
- 5:30 pm Zoom Chat ends

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Accessibility

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

Topic: Third Wednesday Office Hours with Attorney Greenman March 19, 2024

Time: Mar 19, 2025 04:30 PM Eastern Time (US and Canada)

Join Zoom Meeting <https://us02web.zoom.us/j/82771660591>

Meeting ID: 827 7166 0591

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

- Dial by your location
- +1 646 931 3860 US
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Meeting ID: 827 7166 0591

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

Find your local number: <https://us02web.zoom.us/u/kdXmtamGpk>

PRICING

This event is closed to the public.

- Members: No charge. Registration is required.

Registration in advance is required.

This event will not be recorded.

Slides and handouts if any will be uploaded to [open questions and answers](#) .

Members register for no charge in just a few clicks!

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

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

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

Add our entire event calendar to yours:

Google: [add our entire event calendar to Google calendar](#).

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

Add just this event to your calendar:

Google: [add just this event to Google calendar](#).

Third Wednesday Office Hours with Attorney Sherwin. Recent cases and case law. Open Q&A. Wed Mar 26th, 5:30 pm - 6:30 pm Zoom

WED 03/26

Attorney Sherwin will start his office hours by discussing any recently concluded cases or case law of interest.

After that, we’ll be having open office hours about **any rental real estate legal topics** you may care to bring. This meeting is a great opportunity for members to learn from an experienced attorney.

We will not enter attorney-client privilege. We will not address questions in private. We will have a group discussion about legal topics of interest to attendees. Questions will be answered entirely at Attorney Sherwin’s discretion and as time allows.



Attorney Adam Sherwin of The Sherwin Law Firm



We'll be having a free-flowing group conversation. Ask us anything related to landlord-tenant law or closings.

Part of this presentation will be given by attorney Adam Sherwin. Adam is an experienced real estate litigator with years of experience representing landlords, property owners, and other real estate professionals. He has extensive experience litigating real estate disputes before judges and juries and has obtained favorable decisions from the Massachusetts Appeals Court and District Court Appellate Division. He is also a long-time crash course instructor at the Cambridge headquarters and over zoom.

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FOURTH WEDNESDAYS WITH ATTORNEY SHERWIN NEXT ON WEDNESDAY, MARCH 26TH

Except for holidays and where his schedule requires otherwise, Attorney Sherwin will be available to members on the fourth Wednesday of every month.

ZOOM CHAT AGENDA

- 5:30 pm Start
- 6:30 pm Zoom Chat ends

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Participation is Easy

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Accessibility

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ZOOM CHAT DETAILS (HOSTED BY ZOOM)

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- 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: Fourth Wednesday Office Hours with Attorney Sherwin March 26, 2024

Time: Mar 26, 2025 05:30 PM Eastern Time (US and Canada)

Join Zoom Meeting <https://us02web.zoom.us/j/81345061636>

Meeting ID: 813 4506 1636

Passcode: Will be emailed and viewable online

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Meeting ID: 813 4506 1636

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

Find your local number:

<https://us02web.zoom.us/j/81345061636>

PRICING

This event is closed to the public.

- Members: No charge. Registration is required.

Registration in advance is required.

This event will not be recorded.

Slides and handouts if any will be uploaded to [open questions and answers](#) .

Members register for no charge in just a few clicks!

This event is operated by MassLandlords, Inc. staff.

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

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

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

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**NORTHERN WORCESTER COUNTY
METROWEST
SOUTHERN WORCESTER COUNTY**

**Southern Worcester County Landlord Association
Southbridge Dinner Meeting Mon Mar 3rd, 7 pm: Lead Paint Education**

MON
03/03

Our speaker will be our very own Mary Chabot, SWCLA Board Member and longtime landlord. Mary has been training about Lead Paint education for many, many years!

Her topic for the evening: Why your young tenant’s choice of cereal can cost you big bucks!

More food and toys that young children are exposed to her being found to contain dangerous levels of lead. Why should you care? If you do not have a valid letter of compliance, it could cost you heavy fines and court proceedings. Learn how to avoid this happening to you. In addition, big changes have been happening in federal way that may Very well change regulations here in Massachusetts. Don’t be caught off guard!

MONDAY, MARCH 3RD

SWCLA DINNER MEETING AGENDA

- 7:00p Event Start

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.

- SWCLA members only: No charge.
- General public, in person meeting is free the first time, then pay \$50/yr for membership.

This event will not be recorded.

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

This event is operated by volunteers at a partner association.

**BERKSHIRE COUNTY
CENTRAL WORCESTER COUNTY
CHARLES RIVER (GREATER WALTHAM)
BOSTON, CAMBRIDGE AND
SOMERVILLE**

Cambridge Crash Course Sat Apr 5th, 8:30 am: The MassLandlords Crash Course in Landlording: Give Your Business a Spring Cleaning

SAT
04/05

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.



Schedule Calls With Our Staff for Business Advice and Legal Information

~~Average attorney rate: \$250/hr~~

For Just
\$97/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**

Details and Prepayment:

<https://masslandlords.net/helpline/>

Course Graduate Testimonials



"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



"Mr. Quattrochi presented the course in a comprehensive and easy to follow step-by-step format. His PowerPoint presentation was provided to us, in a binder, as part of the course, and I took notes right on the pages. I find this part to be an effective tool because I can refer to it anytime I need to follow procedure. There's more to it, but for a fun day, I personally, recommend this course to anyone in the Real Estate landlording/investing business, beginners in this profession as well as experience professionals." – Edwin Rivera

"This has really been a great deal. 2 books, 8 hours 'class' time, bound notes/slides -- impressive value!" -Dawn

"I found this course extremely useful. It was completely professional and gave me a great new perspective." -Nicholas

"I'm glad there was more in depth discussion than just reading off the slides. I appreciate the opportunity for questions and practice." -Crash Course Graduate

"If I had done this 20 years ago. Oh my goodness!" -Crash Course Graduate

"Great overview of being a landlord in MA" -Crash Course Graduate

"Covered a lot of ground concisely, but still enough time for questions and insight. Worth every penny." -Crash Course Graduate



MassLandlords Executive Director Doug Quattrochi



Attorney Adam Sherwin of The Sherwin Law Firm

Part of 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

Part of this presentation will be given by attorney Adam Sherwin. Adam is an experienced real estate litigator with years of experience representing landlords, property owners, and other real estate professionals. He has extensive experience litigating real estate disputes before judges and juries and has obtained favorable decisions from the Massachusetts Appeals Court and District Court Appellate Division. He is also a long-time crash course instructor at the Cambridge headquarters and over zoom.

Purchase your ticket in just a few clicks!

Public attendees can purchase your ticket in just a few clicks!

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SATURDAY, APRIL 5TH

CRASH COURSE AGENDA

IN-PERSON COURSE AGENDA

- 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.
 - o Airbnb.
- 9:00 - Property selection
 - o Lead paint.
 - o Charging for utilities.

- o Climate change risk.
- o Heat pumps.
- o Vinyl plank vs. hardwood floors.
- o Landlord trade-offs repairs vs. cleaning.
- 9:40 - Marketing and advertising
 - o Getting the right applicants.
 - o Small business branding tips and tricks.
 - o Where to advertise.
- 10:05 - Break for ten minutes
- 10:15 - Finish marketing and advertising
- 10:35 - Applications and tenant screening
 - o Criminal, credit, and eviction background checks.
 - o Discrimination and fair housing.
 - o Interactive tenant screening workshop.
 - o Section 8.
- 11:30 - Tenancies
 - o Lease vs Tenancy at Will.
 - o Move-in monies.
 - o Security deposits.
 - o Pet rent.
- 11:50 - Break and Lunch, with free form Q&A
- 12:20 - Warranties and covenants
 - o Water submetering.
 - o Sanitary code.
 - o How to raise the rent fairly.
 - o Support animals.
- 12:40 - Dispute resolution
 - o Eviction notices to quit.
 - o Court process.
 - o Move-and-store
 - o Relocation assistance.
- 1:40 - Break for ten minutes
- 2:50 - Maintenance, hiring, and operations.
 - o Tax advantages.
 - o Property managers.
 - o Contractors.
 - o Building permits.
 - o Extermination
 - o LLCs and trusts.
 - o Grants and alternative funding.
- 3:10 - Break for five minutes
- 3:40 - Overview of books and resources for further education
- 3:45 - Review of unanswered questions
- 4:00 - End Course

Please note that end time 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](#)



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.

*Dietary restrictions: Purchase a ticket and set your preferences at [My Account](#) **one week prior to the event** or earlier. Once set, preferences remain set for future events.

Masks welcome! Eating and drinking is not required. Please note: as we are unable to monitor the buffet, we are unable to offer a reduced ticket price for attendees who will not be eating.

PRICING

Open to the public. Membership is not required!

- Public: \$275
- Members: \$250
- Card payments only. Events are cashless.

This event will not be recorded.

Slides and handouts if any will be uploaded to [Massachusetts Crash Course in Landlording and Rental Real Estate](#) .

Purchase your ticket in just a few clicks!

Public attendees can purchase your ticket in just a few clicks!

This event is operated by MassLandlords, Inc. staff.

This Crash Course counts for continuing education credit for Certified Massachusetts Landlord Level Three. Beep in. Leave feedback/beep out.

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Add our entire event calendar to yours:

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GREATER SPRINGFIELD

**Springfield Chat
Mon Mar 10th, 6:30 pm - 7:30 pm: Coffee Meetup**

**FRI
03/10**

No presentation, no registration desk, just meeting up to chat and get to know one another. We need landlords & property managers large & small to attend. We can share our experiences and learn from one another.

- Make valuable local connections.
- Talk about local real estate developments.
- Learn more about city government.
- Ask us anything.

Attendees will leave having made some connections in a friendly and informal setting.



Coffee, tea or whatever you please is best shared with friends. Join us!

MONDAY, MARCH 10TH

CHAT AGENDA

- 6:30 pm Start
- 7:30 pm Chat ends

LOCATION

Starbucks
101 West St.
Springfield, MA 01104

FOOD

Each person pays their own way. It is expected you order some coffee, tea or bakery items. No mooching!

PRICING

This event is closed to the public.

- Members: No charge.

This event is operated by volunteers.

Add just this event to your calendar:

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Springfield Crash Course Sat May 3rd, 8:30 am: The MassLandlords Crash Course in Landlording: Give Your Business a Spring Cleaning

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

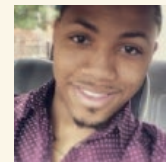
This fast-paced course is strictly limited to 16 participants to allow for detailed discussion and Q&A. Course tuition includes:

- 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.

Course Graduate Testimonials



"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



"Mr. Quattrochi presented the course in a comprehensive and easy to follow step-by-step format. His PowerPoint presentation was provided to us, in a binder, as part of the course, and I took notes right on the pages. I find this part to be an effective tool because I can refer to it anytime I need to follow procedure. There's more to it, but for a fun day, I personally, recommend this course to anyone in the Real Estate landlording/investing business, beginners in this profession as well as experience professionals."

– Edwin Rivera

"This has really been a great deal. 2 books, 8 hours 'class' time, bound notes/slides -- impressive value!" -Dawn

"I found this course extremely useful. It was completely professional and gave me a great new perspective." -Nicholas

"I'm glad there was more in depth discussion than just reading off the slides. I appreciate the opportunity for questions and practice." -Crash Course Graduate

"If I had done this 20 years ago. Oh my goodness!" -Crash Course Graduate

"Great overview of being a landlord in MA" -Crash Course Graduate

"Covered a lot of ground concisely, but still enough time for questions and insight. Worth every penny." -Crash Course Graduate



MassLandlords Executive Director Doug Quattrochi



Attorney Peter Vickery, Esq. Attorney and Counselor at Law, is also MassLandlords Legislative Affairs Counsel

Part of 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

Part of this presentation will be given by **Peter Vickery, Esq.** 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.

Purchase your ticket in just a few clicks!

Public attendees can 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.

SATURDAY, MAY 3RD

CRASH COURSE AGENDA

IN-PERSON COURSE AGENDA

- 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.
 - o Airbnb.
- 9:00 - Property selection
 - o Lead paint.
 - o Charging for utilities.
 - o Climate change risk.
 - o Heat pumps.
 - o Vinyl plank vs. hardwood floors.
 - o Landlord trade-offs repairs vs. cleaning.
- 9:40 - Marketing and advertising
 - o Getting the right applicants.
 - o Small business branding tips and tricks.
 - o Where to advertise.
- 10:05 - Break for ten minutes
- 10:15 - Finish marketing and advertising
- 10:35 - Applications and tenant screening
 - o Criminal, credit, and eviction background checks.
 - o Discrimination and fair housing.
 - o Interactive tenant screening workshop.
 - o Section 8.

- 11:30 - Tenancies
 - o Lease vs Tenancy at Will.
 - o Move-in monies.
 - o Security deposits.
 - o Pet rent.
- 11:50 - Break and Lunch, with free form Q&A
- 12:20 - Warranties and covenants
 - o Water submetering.
 - o Sanitary code.
 - o How to raise the rent fairly.
 - o Support animals.
- 12:40 - Dispute resolution
 - o Eviction notices to quit.
 - o Court process.
 - o Move-and-store
 - o Relocation assistance.
- 1:40 - Break for ten minutes
- 2:50 - Maintenance, hiring, and operations.
 - o Tax advantages.
 - o Property managers.
 - o Contractors.
 - o Building permits.
 - o Extermination
 - o LLCs and trusts.
 - o Grants and alternative funding.
- 3:10 - Break for five minutes
- 3:40 - Overview of books and resources for further education
- 3:45 - Review of unanswered questions
- 4:00 - End Course

Please note that end time may vary based on questions.

LOCATION

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

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

*Dietary restrictions: Purchase a ticket and set your preferences at [My Account](#) **one week prior to the event** or earlier. Once set, preferences remain set for future events.

Masks welcome! Eating and drinking is not required. Please note: as we are unable to monitor the buffet, we are unable to offer a reduced ticket price for attendees who will not be eating.

PRICING

Open to the public. Membership is not required!

- Public: \$275
- Members: \$250

- Card payments only.
Events are cashless.

This event will not be recorded.

Slides and handouts if any will be uploaded to [Massachusetts Crash Course in Landlording and Rental Real Estate](#) .

Purchase your ticket in just a few clicks!

Public attendees can purchase your ticket in just a few clicks!

This event is operated by MassLandlords, Inc. staff.

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

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

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

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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](https://www.masslandlords.net/property).

MassLandlords
One Broadway, Floor 14
Cambridge, MA 02142



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