



JANUARY 2026

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**Eviction Moratorium for  
Federal Employees Expires  
Jan. 26; New Law Makes  
Permanent Provisions.**

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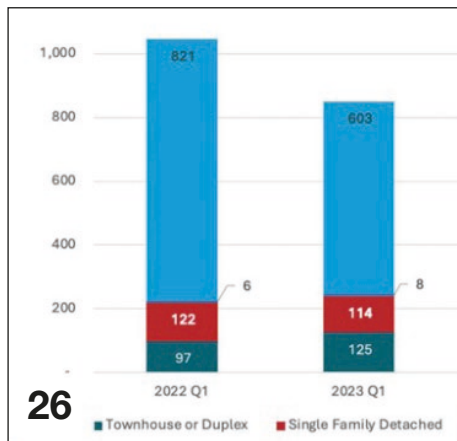
**A Landlord's Guide to Winter  
Weather and Snow Removal**

**Rent Control  
Ballot Initiative  
Shouldn't Have  
Been Approved;  
We Are Fighting It**



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

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#### LETTER FROM THE EXECUTIVE DIRECTOR

# The Year We Fight Rent Control

**Our Letter from the Executive Director for November 2025 announces the long-anticipated launch of monthly dues, talks garage and parking agreements, and shares news of a reset with EOHLC.**



December was the rent control fundraiser month. But we continued building toward the future with website improvements, Mass Save and more.

In December we built on my successful rent control opposition speech in Worcester. We started the rent control fundraiser tour in earnest. I visited Pittsfield, New Bedford, Salem, Lexington, Haverhill, Dorchester and Holyoke. I will visit Fitchburg, Southbridge and Marlborough in the first five weeks of the 2026. And then if necessary, I will go back around again. This is physically very demanding; I normally work a full day starting around 7 a.m. On days with an evening event, I have to work 15 hours in a day. I sincerely appreciate everyone who participated and will participate.

Special recognition should go to the Holyoke group, who had the highest attendance at 52 attendees and the highest single-night raise so far at over \$16,000.

We have been in close touch with the Greater Boston Real Estate Board coalition, which includes the Massachusetts Association of Realtors and NAIOP. They have formed a rent control ballot opposition committee. All of our fundraising so far has been for our general fund and litigation. We will either coordinate with GBREB through their campaign or fork our efforts to make independent expenditures as on previous ballot initiatives, to be determined.

I'm proud to have been reelected to our non-voting seat on the Mass Save Equity Working Group, discussed elsewhere in this edition.

Website-wise, we have been making a number of back-end improvements aimed at increasing site reliability. We also continue to invest in our Spanish language content. All rental forms for tenancy lifecycle step one screening and step two applications are now published. We are not yet taking memberships while we wait for additional developer resources to become available. We found in testing a few places still needing translation.

We could wish for 2026 to be a year of soaring progress in solving our housing crisis. Unfortunately, we will almost certainly have to spend the majority of our effort and most of our free time fending off leftwing populism in the form of the 2026 rent control ballot question. The rightwing populism choking off federal funding, international trade and labor will make it a particularly challenging year economically, as well. We can get through it by being true to what is real and decent.

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.



# Rent Control Ballot Initiative Shouldn't Have Been Approved; We Are Fighting It

By Eric Weld, MassLandlords, Inc.

MassLandlords is waging a multipronged campaign against the rent control initiative on legal, legislative, political, economic and historic grounds. We need your help for this vital challenge.

In response to a disastrous rent control ballot initiative erroneously approved by the attorney general in August 2025 for the November 2026 election ballot, MassLandlords is amassing a rent control challenge on multiple levels in several arenas.

To recap, the rent control proposal is a statewide mandate with no local option to opt in or out. It will prevent us keeping pace with inflation, eliminate all renovation and have no vacancy decontrol.

The next tenant will pay the same rent as the previous tenant until your once-per-year increase of either 5% or a given year's inflation percentage based on an unspecified Consumer Price Index, whichever is less.

We are calling on each of our members to contribute \$500 to support this fight that is in all our interests (tenants included!). We estimate that amount equals roughly 1% of monthly revenue over a three-month span, calculated

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### ARTICLES OF AMENDMENT

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## Article XLVIII.

### I. Definition.

Legislative power shall continue to be vested in the general court; but the people reserve to themselves the popular initiative, which is the power of a specified number of voters to submit constitutional amendments and laws to the people for approval or rejection; and the popular referendum, which is the power of a specified number of voters to submit laws, enacted by the general court, to the people for their ratification or rejection.

### The Initiative.

### II. Initiative Petitions

Section 1. *Contents.* An initiative petition shall set forth the full text of the constitutional amendment or law, hereinafter designated as the measure, which is proposed by the petition.

Section 2. *Excluded Matters.* - No measure that relates to religion, religious practices or religious institutions; or to the appointment, qualification, tenure, removal, recall or compensation of judges; or to the reversal of a judicial decision; or to the powers, creation or abolition of courts; or the operation of which is restricted to a particular town, city or other political division or to particular districts or localities of the commonwealth; or that makes a specific appropriation of money from the treasury of the commonwealth, shall be proposed by an initiative petition; but if a law approved by the people is not repealed, the general court shall raise by taxation or otherwise and shall appropriate such money as may be necessary to carry such law into effect.

Neither the [eighteenth amendment of the constitution](#), as approved and ratified to take effect on the first day of October in the year nineteen hundred and eighteen, nor this provision for its protection, shall be the subject of an initiative amendment.

No proposition inconsistent with any one of the following rights of the individual, as at present declared in the declaration of rights, shall be the subject of an initiative or referendum petition: The right to receive compensation for private property appropriated to public use; the right of access to and protection in courts of justice; the right of trial by jury; protection from unreasonable search, unreasonable bail and the law martial; freedom of the press; freedom of speech; freedom of elections; and the right of peaceable assembly.

MassLandlords will submit an amicus brief to the legal challenge against the rent control ballot initiative, brought forth by the Greater Boston Real Estate Board, centering on Amendment Article 48 of the state constitution. The article states that no initiative petition can preempt "the right to receive compensation for private property appropriated to public use" (see final paragraph). The current rent control ballot initiative proposes to replace that constitutional right with a version of rent control that does not include compensation for owners of controlled rental property. Image: Mass.gov.





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as an average across our membership. Please give to this effort now, so we can take steps to define the disaster of rent control and push back against the loud voices of rent control advocacy. Timing is very tight, but if we begin now, we can mount an effective campaign against a return to rent control before ballot approval in June and, if necessary, all the way to November.

Contribute to our general fund by credit card or ACH authorization: <https://masslandlords.net/stop-rent-control/>.

### OUR MULTIFRONT ANTI-RENT CONTROL STRATEGY

With your assistance and contributions, we plan to challenge this rent control ballot initiative on several fronts:

1. Our powerful resource [RentControlHistory.com](http://RentControlHistory.com) has already been seen by more than 600,000 viewers and was instrumental in blunting the last attempt at a rent control ballot in 2023. We plan to make this eye-opening website more visible by translating it into more

languages and advertising on social media, billboards and lawn signs across the state.

2. We will contribute an amicus brief to litigation by the Greater Boston Real Estate Board pointing out the unconstitutionality of this rent control proposal. See our legal arguments below.
3. We will lobby the legislature to replace this flawed rent control policy with a much fairer, alternative form of voluntary rent control that would correctly compensate housing providers. We have a 20+-page white paper drafted.
4. We will continue and seek to expand our position as the “go to” voice across media on rental real estate, especially our representation of small and mom-and-pop rental property owners. Executive Director Doug Quattrochi has been quoted and cited in more than 100 news stories in the past five years, and is fielding numerous queries about rent control.

5. We want to expand our MassLandlords team of eight full-time equivalent seasoned employees, to include a long-awaited community organizer to run local political events. We recently added a full-time manager of Marketing and Public Relations. These positions will strengthen our ability to organize against rent control and educate voters on its many harms.

### LIES AND DECEPTION FROM RENT CONTROL ADVOCATES

This rent control initiative petition should not have been approved by the attorney general, for several reasons.

“An Initiative Petition to Protect Tenants by Limiting Rent Increases” calls for the deletion of General Laws Chapter 40P. This is a law that prohibits this version of rent control statewide, enacted via referendum in 1994.

MGL Chapter 40P currently allows for Massachusetts municipalities to implement rent control of any limit (inflation, 5% or even a total rent freeze) as long as towns and cities fairly





If rent control returns to Massachusetts via the latest rent control ballot initiative, boarded up buildings like this Southie eyesore will once again become commonplace. Help us fight a return to urban blight. Image: public domain

compensate property owners the difference between the market value of their rentals and the controlled rent amount. We have no problem with that, and will lobby the state legislature to consider this structure in replacement of the proposed ballot initiative.

But advocates of this rent control initiative petition apparently do not want voters to know that it would replace the provisions of MGL Chapter 40P, including rental property owners' right to receive fair compensation. The attorney general's office asked petitioners if the initiative summary should include the fact that it would replace the existing Chapter 40P.

Most voters would base their votes on the ballot summary. Andrea Park, an attorney with the Massachusetts Law Reform Institute (MLRI), who is representing the petitioners, said it should not.

"Referencing G.L. 40P in the summary would create confusion for voters...summarizing the language in 'plain English' would be...necessarily partisan," she wrote.

Plain English is partisan now?

The ballot summary omission of the petition's intention to replace an established law, MGL Chapter 40P, creates an unfair and misleading ballot question. Most voters would be casting their

ballots based on incomplete and unfairly excluded information. If rent control was the kind of thing that voters in 1994 determined should be compensated, then what does this program really cost?

## VIOLATION OF THE STATE CONSTITUTION

The summary's unfairness aside, the legal case against the ballot initiative centers around the petition's violation of Amendment Article 48 of the state constitution. Article 48 governs the rules around citizen referendums and initiatives for new laws, such as the rent control initiative currently in process. Massachusetts Fiscal Alliance, a nonprofit committed to raising public awareness about benefits of fiscal responsibility and government accountability, first made the case against the unconstitutionality of the ballot initiative during the attorney general's certification process.

Article 48 includes a clause that makes it illegal for a referendum or initiative to gain approval for the ballot if it infringes upon certain stated existing rights. Section 2 of the article states in part: "No proposition inconsistent with any one of the following rights of the individual... shall be the subject of an initiative or referendum petition: ...The right to receive compensation for private property appropriated to public use."

When lawyers argue about appropriating property for public use, they often talk of regulatory takings or eminent domain. In arguing before the attorney general, MLRI said that there is too high a bar for rent control to be considered a regulatory taking. That's not true, but even if it were, regulatory takings and eminent domain are not the only kinds of appropriations for public use. When voters enacted Chapter 40P, they decided that rent control was an appropriation for public use and that it merited compensation.

Furthermore, a key tenet of appropriation of private property for public use, such as eminent domain, is "just compensation" to the owner. Yet, for some reason, any notion of compensation to property owners is not considered or mentioned in this rent control petition.

Quoting the exact language of the ballot initiative (but not the summary),

it states that it would amend the state's General Laws by "striking out chapter 40P and inserting in place thereof the following chapter: Chapter 40P. Limiting Rent Increases," which would take away rental property owners' rights to receive compensation.

In attempting to delete rental property owners' right to compensation, then, the ballot text is a clear violation of Article 48. In hiding this from voters, MLRI is being manifestly unfair.

### **VIOLATION OF LENDERS' CONTRACTS**

The legal case against the rent control initiative also includes another Article 48 violation. The 1998 case *Dimino v. Secretary of the Commonwealth* protects the security interests of contracted bondholders. In the case, the Supreme Judicial Court overturned the attorney general's approval of a petition that would have eliminated the collection of tolls on the Massachusetts Turnpike, which would have jeopardized the security interests of bondholders and potentially breached existing contracts.

The same situation is in play now. Forcing rent increase limits on rental property owners, at or below inflationary increases, would inevitably reduce property values, as happened during rent control in the 1970s through 1994 in Cambridge, Boston and Brookline. Reducing controlled rental properties' values could impact the security interests of mortgage lenders. Commercial lenders issued their mortgages on the basis of an assumption that rents could be increased at or above costs. The ballot initiative invalidates these security interests, another uncompensated appropriation in violation of Article 48 of the constitution.

### **IF RENT CONTROL PASSES, WE WILL ALL PAY MUCH MORE FOREVER**

The rent control initiative making its way onto the 2026 ballot will lock all rental property owners in Massachusetts into sub-market rents permanently, with a cap of 5% or no more than a

given year's inflation rate. The initiative does not specify which Consumer Price Index it would reference, but if it used the commonly referenced Bureau of Labor Statistics CPI-U (the Consumer Price Index for All Urban Consumers), and we referred to the year January 2024 to January 2025 as an example, rent increases would be capped at 3%. A maximum 5% rent increase would be allowed only in years when the referenced CPI measures inflation higher than 5%.

If this scheme had been in effect during the stagflation of the 1970s and '80s, rents today would be half of what they are, but costs would be the same. Just for fun, calculate half of your current rents and imagine running your business on that amount year after year. Hundreds of thousands of buildings would be boarded up across the state, just like last time. Or, perhaps this system would have been repealed after it became apparent how destructive it is to housing, just as rent control was repealed already, in 1994.

Over time, after years of falling behind under the proposed system, many housing providers would leave the business, reducing the rental stock. Others would opt not to keep their rentals in good order, allowing dilapidation over revenue loss, resulting in a return to urban blight. Municipal tax revenues would suffer, impacting schools and public services. Rents of non-controlled properties would shoot up because they would be more valuable.


At the same time, overall property values would fall – not only rent-controlled properties but also properties near them. This spillover effect of rent control's negative impacts on surrounding properties was studied and chronicled in two academic analyses of housing values in Cambridge following the repeal of rent control there: "Housing Market Spillovers: Evidence from the End of Rent Control in Cambridge, Massachusetts," lead author David H. Autor, professor of economics, MIT, in *National Bureau of Economic Research*, 2012; and "Out

of control: What can we learn from the end of Massachusetts rent control?" by David P. Sims, professor of economics at Brigham Young University, in *Science Direct*, Feb. 13, 2006.

We know from recent experience: rent control would make the housing crisis much worse. We know this because it is what happened last time rent control was in place. For a pictorial illustration of rent control's impacts, see our website [RentControlHistory.com](https://RentControlHistory.com).

### **HELP US FIGHT THIS DISASTROUS POLICY**

The reality is our multipronged strategy to fight this rent control proposal requires funding. But compared to what it will cost us all if rent control again becomes law in Massachusetts, this fight is necessary. Help us wage this broad challenge to rent control. Contribute \$500 or more today. Compare that to the tens of thousands of dollars you may lose if you're made to hold your rents at or below inflation every year.

We are obligated to pursue this fight, not only as advocates for rental property owners, but as supporters of better rental housing for all – tenants and housing providers. 

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# MassLandlords Filed Hundreds of Pages of Testimony Throughout 2025 Legislative Annual Session

By Kimberly Rau, MassLandlords, Inc.

MassLandlords filed more than 200 pages of testimony on a wide variety of bills during the first annual session of the 194th General Court.

Massachusetts' legislative body serves in two-year terms, divided into two annual sessions. This current session (court) began Jan. 1, 2025, and will conclude in early 2027, following the 2026 elections.

Over the past year, we've submitted testimony addressing a range of proposed legislation, from rent control to in-home daycares. A lot of that testimony came from you. We appreciate your engagement with the legislative process, and your willingness to speak out on topics that matter most to rental housing providers.

## RENT CONTROL

Rent control has long been our top priority, based on [member survey](#) responses. And it seems like nearly every legislative session, rent control is kicked around by the legislature. This first annual session was no exception.

In July, we filed 86 pages of testimony opposing S.1447, "An Act enabling cities and towns to stabilize rents and protect tenants," which had a hearing on July 29, 2025. In it, we attempted to educate the legislature about the disastrous effects rent control had the last time it was in place in Massachusetts.

Then in November, we filed 103 pages of testimony opposing several additional rent control bills: S.22, S.960, H.1477, H.1497, H.2328 and H.4063, all of which were scheduled for hearings on Nov. 19, 2025. Our submission included 53 separate pieces of testimony sent in by members. Some of that testimony was re-submitted from July. Other member submissions were new.

"Rent control has only one benefit: it helps constituents who are already renting an apartment when the bill passes into law," we wrote in the introduction to our November testimony. "It hurts everyone else immediately and forever after."

This is a separate issue from the 2026 ballot initiative, which is not sponsored by the legislature.

## RENT CONTROL COMMISSION

On Nov. 19, 2025, the legislature also held a hearing for H.1526, "An Act establishing a rent stabilization commission."

We submitted neutral testimony acknowledging that a commission is



MassLandlords weighed in on a variety of bills filed during a very busy legislative session year. (Image License: Khay Edwards for Unsplash)



necessary, but stating the bill falls short of what is needed to truly address the housing crisis. Housing, we argued, is a complicated issue that requires a team of experts across multiple fields in order to find solutions.

“Such a housing commission would need experience in many fields, including development, rental housing operations, equity and decarbonization,” we wrote. “Then we would be able to prioritize the many conflicting priorities weighing on housing and draft policy in a way where everyone says ‘yes.’”

### FIRE SAFETY

In October 2025, we filed testimony in support of a fire safety bill S.1137, “An Act preventing fires and secondhand smoke in non-smoking rental housing.”

This bill would allow landlords who bring a for-cause eviction case for smoking in a nonsmoking rental property to use evidence of smoke detector tampering or removal as a “rebuttable presumption” that smoking had taken place in the unit.

In other words, the bill creates a legal presumption that there is no good reason for a renter to take down (or cover, or otherwise tamper with) a smoke detector. A renter who does has to prove in court that there was justification for doing so. If they cannot, the court will assume the renter has been smoking, and will enforce the rental agreement.

“Fire safety in rental housing is being critically undermined by smokers in no-smoking housing who take down their

smoke alarms. This leaves all occupants of the building at risk of not just second-hand smoke from tobacco and cannabis but also fire from all causes,” we wrote in our submitted testimony.

“Landlords are presently almost entirely unable to enforce no-smoking rental agreements. The rules of evidence for smoking are applied too stringently. Landlords therefore file evictions for seemingly unrelated reasons. [...] MassLandlords, Inc. supports ‘An Act preventing fires and secondhand smoke in non-smoking rental housing.’”

### DAYCARES

In November, we were made aware of H.255, “An Act relative to enabling access and empowering early educators,” a bill that would allow in-home daycare centers to operate under residential-use zoning regulations.

This raised concern, as there are many liabilities that can come from running a home daycare center. We pointed out that multifamily properties may have other tenants with dangerous dogs. If a daycare is on the fourth floor, who will insist on window guards when no law currently exists to mandate them? What happens if the premises has lead paint?

“The bill seems to be a disagreeable workaround to zoning, which makes it too difficult to have mixed-use neighborhoods,” we wrote in our testimony. “If we want small businesses dotted throughout residential neighborhoods, why stop at childcare centers? Why not build clubs

for seniors to stay connected...[w]hy not open restaurants and cafes?”

“All of these things should be solvable with the appropriate stakeholders at the table. It seems not to make sense to tackle daycares in this standalone way without broader input,” we concluded.

### TENANT OPPORTUNITY TO PURCHASE ACT (TOPA)

We also submitted testimony in November opposing three separate bills that would allow for some form of tenant right of first refusal: S.998 and H.1544, both titled “An Act to guarantee a tenant’s right of first refusal,” and H.3910, “An Act authorizing the city of Somerville to enact right to purchase legislation.”

As presented, TOPA is a bad idea that opens the door to corrupt practices. We’ve kept it from passing before, and we’ll keep fighting it. Our testimony highlighted how tenant right of first refusal slows the real estate market, reduces tax revenue and does not benefit renters.

“If a property is actually purchased by a [community development corporation] ... that lot will become tax-exempt, totally eliminating real estate tax revenue for that lot,” we wrote in our November testimony.

“It will be a race to the bottom for every town that adopts it. And the rest of us will pay via State Aid. This measure ought never pass.”

### HOMESHARING

In July, we had the opportunity to submit testimony opposing H.1473 and S.992.



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## Testimony opposed to Rent Control. Hearing November 19, 2025

RE: Rent Control or Rent Stabilization:

S. 22 An Act authorizing the city of Somerville to regulate rent in residential dwelling units

S.960 An Act authorizing the town of Brookline to implement rent stabilization and tenant eviction protections

H.1477 An Act enabling local options for tenant protections

H.1497 An Act relative to avoiding senior homelessness and maintaining senior housing stabilization of rents

H.2328 An Act enabling cities and towns to stabilize rents and protect tenants

H.4063 An Act to protect residents experiencing significant elevations in rent for viable and effective affordable housing

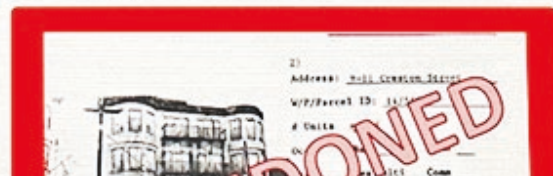
### Prepared for

The Joint Committee on Housing, Massachusetts General Court, State House, Boston

November 19, 2025

### Prepared by

Douglas Quattrochi



Our November testimony against rent control included testimony from 53 different member housing providers. Thank you! (Image License: cc BY-SA 4.0 jrau for MassLandlords, Inc.)

These are similarly worded bills that promoted the idea of homesharing, which is essentially bartering housing for labor. Advocates state it is a way for seniors to age in place. We raised concerns about the potential for abuse, as well as the fact that the bills would place the onus of drafting rental agreement terms on the state. We questioned whether the state had the expertise to do so.

Finally, we pointed out that homesharing is already legal, in the sense that anyone who wants to attempt such an arrangement need only modify a rental agreement and comply by existing landlord-tenant laws.

“Whatever good intentions may be held by the petitioners can surely be addressed by other means while preserving


employer-employee and landlord-tenant protections,” we concluded.

“There are myriad ways to imagine providing at-home care for seniors and the disabled without having to upend landlord-tenant and employment protections.”

### CONCLUSION

Our mission is to create better rental housing. We do this by helping you be the best landlord you can be, and by advocating for better laws.

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To join, complete a pink sheet at any MassLandlords event or sign up online at [MassLandlords.net/property](https://MassLandlords.net/property).

# A Landlord's Guide to Winter Weather and Snow Removal

By Kimberly Rau, MassLandlords, Inc.

**When the snow starts falling, who is responsible for clearing walkways and egresses on rental properties? And what is the best method of snow removal?**

Most years, Massachusetts averages between 44 and 49 inches of snowfall. The number can be lower on Cape Cod, and much higher in western parts of the state. That means regardless of where your rentals are located, chances are you'll have to deal with at least a few instances of snowfall each winter.

## **WHO IS RESPONSIBLE FOR SNOW REMOVAL AT A RENTAL PROPERTY?**

The State Sanitary Code outlines landlord responsibilities for snow and ice removal. Depending on the type of rental property, it may be up to you to figure out snow removal. In all cases, it is your job to make sure the structure is weather-tight and that snow cannot get in.

## **SINGLE-FAMILY RENTAL UNITS**

For single-family rentals, the renter is responsible for clearing snow and ice from their walkways and parking spaces or driveways. You would do well to leave them deicer, sand and shovels, but otherwise, it's up to the tenant to make sure they can get out of the house.

That said, if your property has a large driveway and/or your renters are elderly or physically incapable of shoveling it out, you may want to look into snow removal services. More on that in the next section.

## **MULTIFAMILY RENTAL PROPERTIES**

If you have a multifamily property, you are responsible for clearing snow and ice from common areas, egresses and pathways, including exterior staircases and parking lots. You should also put down salt and sand to prevent slip and fall accidents. You can do this yourself, or hire someone to do it for you.

If you have a large parking area, you may want to see what local snow removal services are available. Use our provider directory to find one near you, or ask on the message boards or Facebook group.

Finding someone to remove snow on an as-needed basis can be tricky. The best practice for hiring for snow removal (by shovel, snowblower or plow) is to put someone on a monthly winter contract, so they get paid even if there's no snow. The contract will likely have an overage rate. This means if a major snowstorm causes them to do more work than outlined in the contract, they'll get paid for that extra time. This isn't a bad thing. Having a contract in place ensures you'll be scheduled for snow removal when needed instead of having



When the snow starts falling, the responsibility to clear the sidewalks, paths and driveways depends on what type of rental you have. (Image License: Elly Filho for Unsplash)



to scramble to find someone to fit you in at the last minute.

In multiunit rental properties, tenants are responsible for clearing areas that are for their exclusive use, such as dedicated entryways and paths. This is only if no other renters use them. If the walkway goes past several front doors, that's a common area and your responsibility. Renter responsibility for snow removal, if any, must be outlined in the rental agreement, and you should consider supplying your renters with the tools for the job.

### CHECK LOCAL ORDINANCES FOR SNOW REMOVAL LAWS

Municipalities will have different rules for when snow must be cleared from your property to allow public access. If you have a sidewalk in front of your rental, it is your job to make sure that stretch is free of snow and ice following winter weather events.

How quickly you must clear that snow depends on your city or town. Some are much more restrictive than others. For instance, Boston says sidewalks must be cleared within three hours of snow fall or sunrise, whichever is later. Worcester gives property owners 10 hours after a snowstorm ends to have snow removed, and Springfield allows a generous 24 hours. Other municipalities may specify a time of day. Fitchburg says you have until 6 p.m. on the day after snow has stopped to clear sidewalks.

Many places say snow cannot be shoveled into the street. This may be



No snow on the roof peak? It could just be a drift, but this is often a sign of heat loss, which can lead to ice dams. (Image License: Nader Saremi for Unsplash)

a challenge if your building has little frontage between house and sidewalk.

We've compiled a page of several municipalities' snow removal ordinances. If your municipality has a vastly different set of regulations, email us at [hello@masslandlords.net](mailto:hello@masslandlords.net) and let us know what they are.

### BEWARE OF PARKING BANS

If heavy snow is in the forecast, cities and towns will often enact a parking ban so plows can clear the streets without cars in the way. For instance, Boston bans parking on major roads and throughways during declared snow emergencies. Vehicles parked there during the ban are ticketed and towed. Because not everyone has off-street parking in Boston, some

garages and lots offer parking to residents during parking bans.

Worcester has a permanent parking ban that runs from Dec. 1 thorough April 30 for major roads, and declares parking bans for other streets as needed. Often, parking is limited to one side of the street for these less-traveled roads.

Your municipality may have something similar. In smaller cities and towns, responding to a parking ban is as simple as reminding everyone to pull into the driveway. For rentals with limited or no off-street parking, check and see what solutions your city offers. Some may allow street parking, but only on one side of the road. In Lowell, the city's many parking garages are open during snow



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emergencies to keep cars off the roads. Other cities may suggest parking in nearby lots. If lots and garages are open, there is typically a time limit after the ban is lifted to move your vehicle.

When you hear of a parking ban, communicate that to your renters. They may already know about it, but make sure anyway. It's an expensive mistake for residents to make.

### WINTER WEATHER PREPAREDNESS: KEEP YOUR TENANTS SAFE

In 2023, we spoke with meteorologist Kelly Cebulko from STM Weather for a training video on winter weather preparedness, which we highly recommend you watch for some excellent information and tips.

In the 2010 case Papadopoulos v. Target Corporation, the Supreme Judicial Court ruled that property owners are liable for snow and ice accidents that happen on their property, regardless of whether the accumulation is natural or unnatural.

In other words, if you cleared the snow, but then a plow deposits more ice that someone slips on, you can be held responsible as long as the person was lawfully on your property.

We'll go over what to do about both snow and ice now.

### WINTER WEATHER: KNOW WHEN TO DEICE

Ice is one of the biggest winter safety threats, posing a slip and fall risk wherever it ends up.

Some recommend not putting down salt for deicing purposes until after the snowstorm, when you've cleared away the snow. The logic is that doing so will create a layer of heavy slush, which is much harder to move.

But there are times when salting ahead of time is very important, according to Lyndsay Williamson of STM Weather, in a video with MassLandlords about a winter-related slip-and-fall lawsuit.

Even when there is snow in the forecast, if the weather also reports a chance of sleet, freezing rain, or a combination (sometimes called a "winter mix"), or rain with rapidly falling temperatures, you should put salt down before the weather event. All of those conditions are prime for ice forming, making shoveling the snow on top of it dangerous, and accessing already-cleared accessways treacherous as well.

Pay close attention to weather alerts, and if you hear reports of any of the above, or other icy conditions such as a black ice warning, get salt and sand down ahead of time. Make it available to your renters in single-family rentals as well.

### SNOW REMOVAL: DIFFERENT METHODS FOR DIFFERENT SITUATIONS

How to remove snow depends on how much snow is falling. If you wake up to a small accumulation, one trip out ought to

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do the job. If you are experiencing heavy snowfall, you may want to make multiple passes during the storm. This prevents you from having to shovel out very deep snow.

This is important especially if you are using a shovel and not a snowblower. Be careful. Shoveling and lifting heavy snow can cause heart attacks. If a plow leaves a wall of snow at the end of your driveway or path, you will need to remove that as well. This will be more tightly packed than the newly fallen snow. Go slowly.

Snow removal is only half the battle. Once you're done, make sure people can get through cleared areas without slipping and falling. This includes walkways, driveways and sidewalks. When you are done shoveling, snow blowing or plowing, what is left behind could freeze into ice. You need to put down salt to prevent freezing and sand to provide traction, even if you already did it before the snow came.

### BE ON THE LOOKOUT FOR ICE DAMS

If you live in Massachusetts, you need to know what ice dams are, and how to prevent them.

Ice dams are ridges of ice that form at the edge of your roof. They form when heat from the house melts snow on the upper roof. Unlike when the sun melts snow, this melting will start on the underside of the accumulation. Water runs down your roof, cooling as it gets away from the heat. Because there is snow above it and on the edge of the roof, it will not run off the roof. It will freeze again, creating a dam.

This dam traps more water behind it. The water will pool, back up under the shingles, and make its way into the house, potentially flooding the space below. It can damage ceilings, walls, paint and more. This can be very expensive to fix. Your homeowners insurance may cover the damage, but even if it does, repairs are time-consuming.

The best way to prevent ice dams is by making sure your attic space has good insulation. This will also save money on heating bills. Also, in the fall, clear any fallen leaves and other debris from your downspouts and gutters. This will help prevent backup.

When it does snow, you can remove excess accumulation from your roof by



Slush, sleet and rain can lead to dangerous icy conditions if the temperature drops. (Image License: Selena Nova for Unsplash)

using an ice dam rake. These tools have long, telescoping handles and wide, flat heads that can remove snow from the lower part of your roof. You stand on the ground and use the rake to pull the snow off the roof, creating space at the edge where any snow melt will not become trapped. This can be very useful in preventing ice dams.

Be careful using an ice dam rake. Falling snow can be very heavy, especially if ice has already formed underneath. Follow instructions on use carefully, and be aware of your surroundings.

If you get an ice dam, you can try using your rake to remove it. Large or otherwise difficult ice dams could require a professional. Under no circumstances should you or your renters get on an icy roof yourselves.

### WINTER WEATHER TOOLS EVERY RENTAL SHOULD HAVE


If your renters are responsible for clearing some or all of the areas around their rental, make sure they have the right tools for the job. This makes it more likely the work will get done.

You don't have to give every tenant a snowblower, of course. In fact, for liability reasons, you really shouldn't do it at all. But all rental units should have a shovel, as well as some sand and ice melt, ready for when the snow flies. And if it is a single-family home, you should consider keeping an ice dam rake on the property. Remind your renters about the importance of proper snow and ice

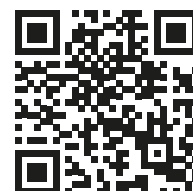
removal across the property, as well as any local ordinances about clearing sidewalks or other public access points.

### GET IN THE HABIT OF CHECKING THE WEATHER FORECAST

One thing is certain about New England weather: It's never certain. Massachusetts can have mild winters with hardly any snow at all, or back-to-back snowstorms that keep you shoveling all week long. That can be followed by an unseasonably warm day that melts all the snow, and an overnight freeze that turns your driveway into a skating rink by morning.

But that doesn't mean you should go into your day expecting to be blindsided. Check the weather forecast every day so you can be prepared for whatever possibility they're predicting. If there is especially severe weather headed your way, you may want to give your renters a heads-up as well. Remind them what (if any) snow removal responsibilities they have and let them know they can contact you if they have trouble. 

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# MassLandlords Executive Director Re-Elected to Dept. of Energy Equity Working Group

**Executive Director Doug Quattrochi was unanimously re-elected to his Mass Save stakeholder seat on the EWG.**

MassLandlords Executive Director Doug Quattrochi was unanimously re-elected to his non-voting Mass Save stakeholder seat on the state Energy Efficiency Advisory Council Equity Working Group (EWG) in December.

This will allow Quattrochi to continue to provide housing provider perspective on important decarbonization issues, as well as advocate for funding that helps low-income renters and undercapitalized housing providers.

MassLandlords has held a seat on the EWG since 2023. The group, which is part of the state Department of Energy Resources, was previously tasked with coming up with a three-year plan for Mass Save. In 2025, landlords in 21 designated equity communities were able to receive full funding for a variety of energy improvements to eligible rental properties. These improvements include barrier remediation, weatherization and heat pumps.

Quattrochi expressed his gratitude in the unanimous decision to allow him to retain his seat.

“The members of the equity working group are coming from all sorts of places, ideologically and organizationally,” he stated. “Jo Ann Bodemer at the Department of Energy Resources runs the show, and well. Everyone’s got a unique perspective and, unlike in other places where housing providers have tried to contribute, somehow we’re all welcome to be there despite not everyone agreeing with us at first. I am enormously grateful.”

Retaining his seat enables Quattrochi to continue add essential input from rental housing providers’ perspectives on important energy initiatives.

“The vote shows that when we’re given the chance, people appreciate what we bring to the table,” he added. [M](#)



Doug Quattrochi, seen here at a December rent control opposition fundraiser in New Bedford, has been unanimously re-elected to his seat to the Department of Energy Equity Working Group. (Image License: cc BY-SA 4.0 MassLandlords, Inc.)

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# Landlord Basics: Lead Paint Laws in Massachusetts

By Kimberly Rau, MassLandlords, Inc.

A basic introduction to Massachusetts lead paint laws for landlords, including deleading tax credits.



Lead paint was popular for its vibrance and durability, but it is incredibly toxic to people. The effects weren't well known in the late 1800s, when this trade card was printed. (Image: public domain)

Did you know if your rental unit was built before 1978, it could have lead paint? Lead paint is harmful, especially to children. Because of this, Massachusetts law says children under the age of 6 cannot live in housing that has lead paint.

But Massachusetts law also says you cannot refuse to rent to families with young children. That's considered discrimination. You need to know the state's laws about lead so you don't end up hurting someone, or have to pay fines or damages.

## WHY IS LEAD PAINT HARMFUL?

Lead paint was used for many years because it was very easy to use and very durable. Unfortunately, lead paint is also very dangerous.

Ingesting a lot of lead can kill you. Ingesting even a little bit can hurt you.

It can lower your IQ, and impair your ability to make good decisions. Lead poisoning can make you more likely to commit crimes. Lead paint was banned nationwide in 1978. But it can still be in older homes.

Little kids put things in their mouths all the time. It's very easy for a child who is around lead paint to ingest some, either on purpose or by accident. This is why Massachusetts is so strict about deleading rental units. There is no level of lead considered safe for a child.

## MASSACHUSETTS LAWS ABOUT LEAD PAINT IN RENTALS

State law says that it is unlawful to rent to families with children under 6 if the apartment has lead, or an unknown lead status. Buildings constructed after



You couldn't buy lead paint on the open market after 1978, but houses constructed before then could still have lead paint. (Image License: derived Unsplash)

1978 will not have lead paint. Older buildings still could.

This is important: In Massachusetts, landlords are "strictly liable" for lead injuries. That means even though a child could have been exposed to lead elsewhere, you will be held responsible for lead injuries, unless you can prove your apartment is delead.

Since you cannot deny housing to families with children, that means you must delead before renting to them. If you rent to someone who later brings a young child into the home, you must delead then.

If you know your rental has lead, or aren't sure, you should take care of it as soon as possible. It's easier to delead when no one is living in the unit.

### DELEADING STARTS WITH AN INSPECTION

Deleading is a big job. First, you need a qualified lead inspector to come examine your property. The inspector will check inside and outside, and measure lead levels with specialized equipment. They will check all walls and painted surfaces.

The results of this inspection will tell you which surfaces have lead and need to be treated or replaced.

### DELEADING YOUR RENTAL

Once you know what you need to do to make your rental lead-safe, you can make a plan. Deleading is different from lead-safe renovation. There are four ways to de-lead your property.

### THERE ARE FOUR WAYS TO DELEAD.

Not all choices are right for every situation. A professional can help you decide. You can:

1. Remove the object that has lead, and replace it with something that is lead-free. Doors and windows can be replaced. So can trim.
2. Cover up the object if it cannot easily be removed. A new dropped ceiling can cover an old plaster ceiling that has lead paint.
3. Use special paint and fully cover up (encapsulate) the objects containing lead.
4. Scrape or chemically remove the lead and then repaint.

Whatever choice you make, deleading can take a long time, and can be expensive. Deleading is also risky, because it could generate toxic waste.



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### DIFFERENT METHODS HAVE DIFFERENT RISKS.

Removing a door is low-risk, because a door comes off cleanly at the hinges. Removing a window is moderate risk, because a window casing must be demolished. Using a chemical paint stripper is high risk.

Regardless of the risk, you cannot do any deleading yourself unless you have been specifically trained or hire someone who is.

### DELEAD THE UNIT YOURSELF, OR HIRE SOMEONE?

You can hire a professional, or you can take special tests or courses to become trained to do it yourself.

Doing it yourself is cheaper. It may take you longer than an experienced professional to do the work. A professional is more expensive, but then you don't have to take the time to do it. Remember, you cannot do any deleading yourself until you are trained.

If you want to use high-risk methods, you will need to hire a professional.

Whatever way you choose to delead, your unit will need to pass an inspection after the work is complete.

Depending on what needs to be done, you have two options: 1) do a little at a time, or 2) do the whole job at once.

### OPTION 1: GET A LETTER OF INTERIM CONTROL.

You don't have to delead all at once if you are looking at a big job. You can get something called a letter of interim control.

This means, after your inspection, you (or a professional) take care of the biggest problems first. Once you have the most urgent items completed, you can ask for an interim inspection.

A letter of interim control is not the same as a deleading certificate. You will still have to get your deleading certificate eventually. You have two years from getting your letter of interim control to complete the process.

### OPTION 2: DELEAD ALL AT ONCE.

Your other option is to delead all at once. This is more expensive, but it means the job is done once it passes inspection and you get your deleading certificate.

If you can afford to delead all at once, you probably should.

This is a good choice if the rental is currently vacant.

### TAX CREDITS ARE AVAILABLE FOR DELEADING

The cost to delead will depend on what needs to be done. In Massachusetts, the average cost to delead a single rental unit is \$6,000. But it can be as high as \$30,000.

You can get a deleading tax credit of \$3,000 per unit to help with the cost. For decades, this tax credit was stuck at \$1,500, but in 2023 we worked to get it doubled.

Your city or town may also offer financial assistance through deleading programs. Check with your municipality to see what is available.


### DELEADING IF SOMEONE IS LIVING IN THE RENTAL

It's easier to delead a vacant unit, but sometimes you don't have that choice. If your renter tells you they are having a baby, or their grandchild is coming to live with them, you have to delead your pre-1978 rental immediately.

If you must delead an occupied unit, you will need to relocate your renters until the job is done. Sometimes, the job will only take a day. Other times, it could take longer. You are responsible for paying for their accommodations while the work is being done.

### CONCLUSION

Deleading is not only the right thing to do, it's the law. As a bonus, doing so not only keeps people safe, it increases your property value as well. Check with your city or town to see what grants may be available to assist with the cost of deleading, and don't forget about your tax credit.

This is a basic overview of Massachusetts' lead paint law and deleading practices. For more details, read our [full lead law page](#). 

Point your camera app here to read more online.



# Multifamily Permits Drop Sharply in Maryland County After Rent Control

By Kimberly Rau, MassLandlords, Inc.

Data from Montgomery County, Md., shows a 97% drop in multifamily permits after the county enacted rent control in July 2024.

Montgomery County, Md., saw the number of permits for multifamily houses drop 97% after rent control took effect in 2024, even with a generous 23-year exemption for new construction. The difference means thousands of housing units that might otherwise have been constructed won't be available, furthering the state's significant housing crisis.

This provides a look at what could happen in Massachusetts, a state with a shortage of more than 200,000 housing units, if rent control is passed next year.

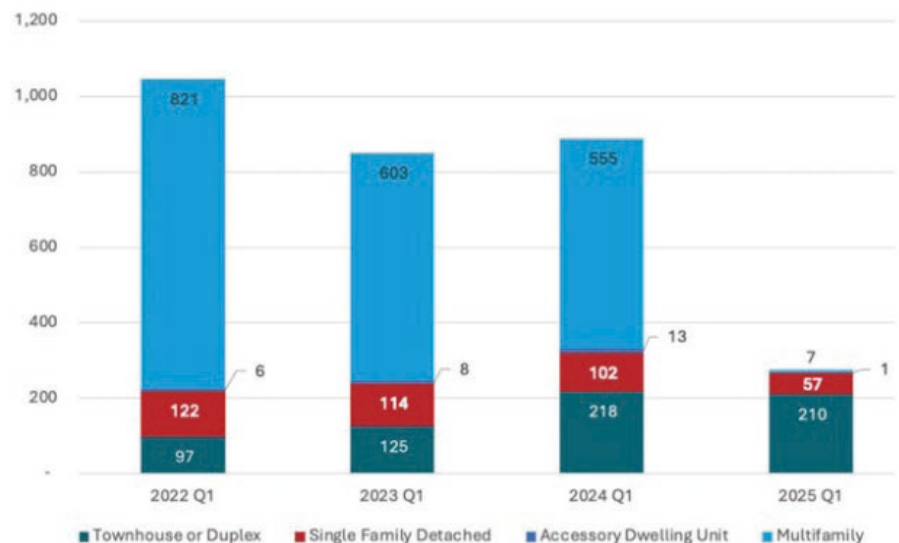
## PERMITS DROP FROM THOUSANDS TO DOUBLE DIGITS

Rent control took effect in Montgomery County, one of the wealthiest counties in Maryland, in July 2024. Vanguard News Group reported that between January and August 2024, the county issued 2,093 permits for multifamily homes. This is nearly as many permits as all other Maryland counties combined, which issued 2,274 permits in the same timeframe.

But between January and August 2025, Vanguard reported, the number of multifamily permits in Montgomery County

### Residential Building Permits

First Quarter  
Residential  
Building Permits  
by Type,  
2022 to 2025



The number of multifamily building permits in Montgomery County dropped significantly once rent control was passed mid-2024. This graph shows Quarter 1 numbers: 555 permits in 2024, and just seven in 2025. (Image: public domain, Montgomery Planning and Montgomery County Economic Development Corp.)



dropped to just 54, a 97% decrease. The rest of the state issued 2,248 permits, essentially remaining at the same level.

"We have had basically three straight quarters – that's over nine straight months – of very low, basically zero, rental multifamily housing permitting, which is very concerning," Ben Kraft, who works for Montgomery Planning, told Bethesda Today.

"Three quarters really is something ... and that really does suggest that there's a real suppression of housing production in the county," Kraft continued.

A comparison of multifamily permits pulled in Montgomery County the first quarter of each fiscal year confirms the significant drop. In 2022, 821 multifamily permits were pulled in the first quarter. There were 603 and 555 in the first quarters of 2023 and 2024, respectively. Then rent control passed, and in Q1 of 2025, just seven multifamily permits were issued.

And while others who spoke to Bethesda Today blamed inflation for the drop in permits, that doesn't explain the relatively level numbers seen throughout the rest of Maryland. The only difference? Rent control.

### MONTGOMERY COUNTY LIMITS MORE GENEROUS THAN MASS. BALLOT INITIATIVE

Rent control advocates might be able to rationalize the drop in permits if Montgomery County had no exception for new construction. But that's not the

case. In fact, the county's exception for new construction is 23 years. That's more than double the 10-year exemption Massachusetts' ballot initiative calls for.

If Montgomery County can't entice builders with more than two decades of market-rate rents, what hope does Massachusetts have?

### MONTGOMERY COUNTY VS. MASSACHUSETTS' 2026 BALLOT INITIATIVE

When compared to the 2026 ballot initiative, Montgomery County's rent control scheme is more generous and less restrictive. And still, no one wants to build there.

The county's rent cap is CPI-U (unlike Massachusetts, they specified which consumer price index they reference in setting rent increase limits) plus 3%, or a flat 6%, whichever is lower.

This is more lenient than Massachusetts' proposal, which caps rents at CPI or 5%, whichever is less.


Montgomery County allows for one rent increase every 12 months, at either lease renewal or when signing a new lease. The ballot proposal also only allows for one annual increase.

One major difference is Montgomery County allows landlords to "bank" increases. If a landlord does not increase the rent by the full amount allowable, they can bank the unused portion for future use. However, the maximum rent increase even with banked allowances cannot exceed 10%.

The county's list of exemptions is far longer than what is being proposed for Massachusetts, and includes exceptions for "substantial renovations" within the last 23 years, as well as ADUs.

### CONCLUSION

Economists have long warned us that rent control doesn't work. It doesn't increase the housing supply, even when the exemption period is decades long for new development. It only helps those who are currently in an eligible unit when rent control is passed. That benefit is lost as soon as they need to move.

We deserve better than the "I got mine" mentality of rent control. We saw its disastrous effects years ago in our own state. Now, people too young to remember Massachusetts' rent control days need only look a few states away to see the effects of a policy not even two years old. 

Point your camera app here to read more online.





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# Issue IRS form 1099-NEC for Contractors by January 31 Each Year

To find out if your contractor is a 1099 contractor, you should issue form W-9. Forms 1099-NEC are due by Jan 31.

Landlords, property managers and investors who pay non-employee contractors more than \$600 in a tax year must report these payments on form 1099-NEC. [Read the Internal Revenue Service instructions.](#)

A contractor is a 1099 contractor if you paid them at least \$600 in services (including parts and materials), and they're not a corporation that pays its own taxes. This means you have to mail the contractor and the IRS a form 1099-NEC.

Note: LLCs are not necessarily corporations that pay their own taxes! For tax purposes, LLCs can be treated as either pass-through partnerships or pay-on-their-own corporations. You need to know which they are.

## HOW CAN YOU TELL IF AN LLC IS A 1099 CONTRACTOR?

Ask them to fill out form W-9. You'll see when you view it that there's a section where they must indicate their tax status.

Ideally, give this form to a contractor before you hire them. If they are unwilling to fill it out, this may indicate a general non-compliance with the rules.

## WHAT HAPPENS IF I DON'T ISSUE FORMS 1099-NEC?

This will dramatically increase the chances of an audit. If an audit finds you failed to report amounts on 1099-NEC, you will owe the tax the contractor should have paid, plus penalties and interest.

An audit may also substantially decrease your quality of life: It takes time to respond to auditor demands and the process can be unfriendly, depending on the auditor.

## WHAT IF I FORGOT? CAN I ISSUE THE FORMS LATE?

Yes, better late than never.

## WHERE DO I GET FORM 1099-NEC?

Small landlords can order information returns by U.S. mail.

Make sure to visit the employer page, not the individual taxpayer page. Make sure to order both forms:

- Form 1099-NEC
- Form 1096 (the cover sheet to form 1099-NEC)

You can also order instructions.

Larger landlords may find your accounting software can file forms for you. [ML](#)

Point your camera app here to read more online.



<b>Form W-9</b> (Rev. August 2013) Department of the Treasury Internal Revenue Service		<b>Request for Taxpayer Identification Number and Certification</b>		Give Form to the requester. Do not send to the IRS.
Name (as shown on your income tax return)				
Business name/disregarded entity name, if different from above				
Check appropriate box for federal tax classification: <input type="checkbox"/> Individual/sole proprietor <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate				
<input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶				
<input type="checkbox"/> Other (see instructions) ▶				
Address (number, street, and apt. or suite no.)				Requester's name and address (optional)
Exemptions (see instructions): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____				

Since 2013 if not earlier, all LLCs have had the option to indicate the taxation status as shown here on this August 2013 revision. The latest revision has the same option. If the LLC is type "S" or "P," you as payor must issue form 1099-NEC. Public domain.



# Eviction Moratorium for Federal Employees Expires Jan. 26; New Law Makes Permanent Provisions.

By Kimberly Rau, MassLandlords, Inc.

**Chapter 73 of the Acts of 2025 prohibits evicting federal employees for nonpayment of rent during federal shutdowns. The current moratorium expires Jan. 26, 2026.**

A new law signed by Governor Maura Healey on Nov. 25, 2025, permanently creates an eviction moratorium for nonpayment of rent for federal employees impacted by federal government shutdowns. The moratorium may remain in effect up to 75 days after a shutdown ends.

It also puts an eviction moratorium in effect through Jan. 26, 2026.

The new law, part of Chapter 73 of the Acts of 2025, defines “impacted federal workers” as Massachusetts residents who are employed by the federal government and were furloughed or worked without pay during a federal shutdown. This includes

members of the U.S. military, reserves and National Guard.

Here’s what you need to know.

## CURRENT EVICTION MORATORIUM IN EFFECT THROUGH JAN. 26, 2026

The signing of the law put an immediate eviction moratorium for nonpayment of rent in place for federal employees impacted by the recent government shutdown, from Oct. 1 to Nov. 12, 2025. This current moratorium went into effect Nov. 25, 2025, and lasts through Jan. 26, 2026.

The federal government officially reopened after 43 days, the longest U.S. federal government shutdown to date.



### Homes for All Mass

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#### Intro

Homes for All Massachusetts is a statewide formation of grassroots housing justice groups working to halt displacement, increase community control of land, & win housing justice.

Page • Community Organization

## ARTICLE YOU MAY HAVE MISSED

### Landlords Raising Rent in Anticipation of Possible Rent Control Deadline; Nonprofit Loophole

In a clear demonstration of the unintended consequences of rent control, landlords in several office hours and on MassLandlords message boards have shared their difficult decisions to raise rents on long-term renters currently paying below-market rents. The November 2026 ballot initiative set a deadline of Jan. 31, 2026, from which all future controlled increases would be calculated. MassLandlords does not endorse these preemptive rent increases.

Point your camera app here to read more online.





The U.S. federal government shut down for 43 days in 2025, the longest federal shutdown to date. (Image: Anna Gardner for Unsplash)

### MORATORIUMS LAST AT LEAST 30 DAYS POST-SHUTDOWN

Eviction moratoriums enacted as a result of a federal government shutdown begin with the shutdown and last a minimum of 30 days after the federal government reopens. However, the governor may extend the moratorium for up to 75 days after reopening.

During this time, you may not send notices to quit or other requests/demands to vacate for nonpayment, as long as your tenant provides notice and documentation that they are an impacted federal worker suffering significant financial difficulties related to the shutdown. The law protects landlords who take action “in good faith” based on renter-provided documentation.

Massachusetts courts will generally be unable to enter judgments for possession, deny continuances of 30 days or less, or schedule any new court events other than status hearings in cases involving qualified impacted federal workers.

The courts will also be unable to enter default judgments for nonpayment cases, unless they are able to determine the defendant tenant is not protected under the new law.

### ALL NONPAYMENT EVICTION CASES DURING MORATORIUMS REQUIRE SPECIFIC LANGUAGE

During these shutdown-related moratoriums, landlords cannot evict impacted federal employees for nonpayment of rent. Furthermore, all nonpayment cases filed during a moratorium must include a written statement to the courts stating the defendant is not an impacted federal worker.

This written statement must be included on all nonpayment-of-rent complaints filed with the court. If you forget to include this statement, the court is compelled to reject your case until you provide it.

A new version of the standard Summary Process and Complaint form that will include a box to check with the required language beside it is reportedly in the works. That form is expected to be available soon. Until then, landlords can either write the required language onto the face of the complaint itself, or include a separate signed document with the filing.

### LATE FEES, NEGATIVE CREDIT REPORTING BANNED DURING MORATORIUMS

Landlords are not allowed to assess late fees for unpaid rent if a renter provides notice and documentation that they are an impacted federal worker, and the nonpayment is due to financial hardship related to the federal government shutdown within 30 days after rent is due.

Similarly, if you report rent payments to a credit agency on behalf your tenant, you may not report a late payment if your renter provides required documentation within 30 days.

Your tenants should use the [financial hardship form](#) for federal workers offered on the state’s website. The downloadable notice and certification form includes a link to [instructions](#) for filling it out if your renters need additional assistance.

### LAST MONTH’S RENT MAY STILL BE USED FOR LANDLORD/OWNER EXPENSES

If you collected last month’s rent from your tenant at lease signing, it is yours and you can spend it right away. There is no requirement in MGL Chapter 186



Section 15B that this rent be put into a bank account; interest owed on last month's rent is only owed if you do bank it (Gallo v Marinelli, 2016, citing Neihaus v. Maxwell, 2002). See our article [Should You Take Last Month's Rent at Lease Signing?](#)

The new eviction moratorium seems written from a false understanding that last month's rent is always held until the end of the tenancy. The moratorium says you may use that rent toward expenses, including mortgages, utilities, repairs and required maintenance. This was already the case.

The moratorium text can be interpreted in the following way: If you have previously put last month's rent into a savings account, you can take it out during the moratorium. You must notify your renter in writing that you used their last month's rent toward expenses. You still have to pay your renter any accrued interest on that rent as required under MGL Chapter 186 Section 15B. Because Chapter 186 Section 15B does not require interest, we imagine this text will result in litigation. Are you supposed to pay the interest as if the money had

remained in the account? This was never the case before.

### UNINTENDED CONSEQUENCES: EMPLOYMENT STATUS IS NOT PROTECTED IN MASSACHUSETTS

There's one way to get around the eviction moratorium that we're sure legislators did not consider when drafting this law: You can refuse to rent to people who have federal employment.

To be clear, this does not include military members. Military status is a protected class in Massachusetts, and refusing to rent to someone because they are a member of the armed forces, reserves or National Guard could set you up for a discrimination lawsuit. Don't do this.

But civilians who are federally employed may find themselves having a harder time finding apartments to rent if landlords don't want to deal with the possibility of another federal shutdown and the ensuing eviction moratorium.

### CONCLUSION

As with prior eviction moratoriums, the law states renters are still obligated to

pay the rent they owe, and landlords are not restricted from attempting to recover the owed rent.

The good news is, federal employees who worked without pay during a shutdown will receive their owed back pay when the government reopens, allowing them to make you whole. Furloughed employees are also required to receive back pay. The government must provide this as soon as possible after a shutdown ends, though schedules can vary by agency.

For full text of the law, see [Chapter 73 of the Acts of 2025](#). The relevant eviction moratorium text is in Section 55. This section will be added to MGL Chapter 39 as Section 17. [ML](#)

Point your camera app here to read more online.



Thousands of members of the U.S. military, National Guard and reserves are Massachusetts residents. The new law includes them in eviction moratoriums related to federal government shutdowns. (Image: Public domain)

# RealPage, Greystar, Other Landlords Agree to Settlement in DOJ Antitrust Lawsuit

By Eric Weld, MassLandlords, Inc.

**RealPage, a rental real estate software leader, and several of its customers, accused of unfairly colluding to raise rents, recently settled.**

RealPage, a national company that provides a suite of rental real estate software management tools, and three large rental real estate firms that use RealPage products, have settled a sweeping antitrust lawsuit with the U.S. Department of Justice (DOJ) that had charged the companies with unfair practices in setting rents. [Read details about the DOJ antitrust lawsuit.](#)

The settlement is awaiting approval by the U.S. district court in North Carolina where it was filed.

Six national landlord firms, most of which manage properties in Massachusetts, were named, with RealPage, as defendants in the DOJ antitrust lawsuit, including Greystar Management Services, LLC, the nation's largest rental real estate company, with thousands of properties in the Bay State. Greystar, headquartered in Charleston, S.C., manages nearly 950,000 properties nationwide. Joining Greystar as defendants in the DOJ antitrust suit are Blackstone's LivCor, Camden Property Trust (no Massachusetts properties), Cushman and Wakefield, Inc., and Pinnacle Property Management Services, Willow Bridge Property Company, and Cortland Management (no Massachusetts properties). These six companies operate more than 1.3 million rental units in 43 states.

These companies are also among dozens of real estate firms sued in a parallel lawsuit brought by a coalition of 10 state attorneys general, including Massachusetts Attorney General Andrea Campbell. That action charges the firms with unfair and noncompetitive practices in their use of RealPage's rent-recommending software, due to its algorithm that incorporated nonpublic and sensitive lease data. The companies are accused of illegally coordinating to artificially inflate rents for millions of renters. Greystar reached a settlement in that action in November 2025, agreeing

UNITED STATES OF AMERICA,  
Plaintiff,  
v.  
RealPage, Inc.  
Defendant.

No. 1:24-cv-00710-WLO-JLW

## PROPOSED FINAL JUDGMENT

WHEREAS, Plaintiff, United States of America, filed its Complaint on August 23, 2024, as amended on January 7, 2025;

AND WHEREAS, the United States and Defendant RealPage, Inc., have consented to entry of this Final Judgment without the taking of testimony, without trial or adjudication of any issue of fact or law, and without this Final Judgment constituting any evidence against or admission by any party relating to any issue of fact or law;

This proposed final judgment, pending in a U.S. District Court in North Carolina, formalizes a settlement agreement between RealPage, Inc., and the federal Department of Justice, in which RealPage agrees to end its use of nonpublic and current lease data in its algorithm used for recommending rent prices for its property management customers. Among RealPage customers are Greystar, Willow Bridge, Cushman and Wakefield and LivCor, all of which manage rental properties in Massachusetts and joined RealPage as defendants in the DOJ suit. Greystar also settled with the DOJ in August 2025. Image: public domain.



to pay \$7 million, \$621,988 of which will go to Massachusetts.

Greystar also reached an agreement with the DOJ in early August. That agreement included no monetary damages, but banned the company's use of anticompetitive or nonpublic data in setting rent prices, and ordered it to refrain from attending landlord meetings hosted by RealPage, and cooperate with a court-appointed monitor if it uses unapproved pricing algorithm products.

Cortland Management and Camden Property Trust have also agreed to similar settlements with the DOJ.

The DOJ and attorneys general lawsuits will continue for now. The DOJ suit moves on with remaining defendants Cushman, LivCor and Willow Bridge. Dozens of landlord companies are extending the court fight against 10 attorneys general.

## VIOLATION OF SHERMAN ANTITRUST ACT, CHARGES DOJ

RealPage, a company based in Richardson, Texas, provides a comprehensive array of high-tech property management tools to thousands of rental companies. One of those tools is its AI revenue management system that processes large quantities of data, including, at one point, active lease rent prices, lease transactions and other details to algorithmically generate optimal rent recommendations for its customers. Some of the data used to develop its rent-management algorithm are not public. A 2022 analysis by ProPublica reported that RealPage estimated its algorithm contains lease transaction data for more than 13 million rental units.

RealPage also regularly hosted work groups in which landlords would gather in private to discuss the industry, a red flag for federal antitrust investigators. ProPublica also found that before the DOJ charges, some of RealPage's marketing language appeared anticompetitive and collusive. That language has since been scrubbed from RealPage's website.

## RealPage Agrees to Comply and Cooperate

As part of the RealPage settlement with the DOJ, the company agrees to:

- stop using nonpublic or sensitive information in its algorithm formulas to recommend rent prices;
- stop using active lease data in its software algorithms, and to only use backward-looking nonpublic data that is at least 12 months old;
- remove software features that deterred price decreases and/or aligned prices among its customers;
- stop collection of sensitive data through market surveys;
- stop discussing industry trends using nonpublic data during meetings relating to RealPage software;
- work with a court-appointed monitor to assure compliance with agreement terms; and
- cooperate with the DOJ in its ongoing antitrust lawsuit against remaining defendants.

The settlement imposes no monetary penalty on RealPage, and RealPage has not admitted to any wrongdoing.

In fact, though RealPage agrees to comply with DOJ antitrust regulations, the company has insisted all along that it was in compliance with Sherman Antitrust laws. The company has refuted the charge of antitrust practices and stated that it was being unfairly blamed for rent increases nationwide. Furthermore, RealPage notes that it voluntarily changed its algorithm formulas months ago, reflecting DOJ concerns, and that the lawsuit agreement only formalizes those changes.


Possibly unrelated to the DOJ lawsuit, RealPage appointed a new CEO in November 2025, less than three months after announcing its settlement. Dirk Wakeham, former president of RealPage, succeeded Dana Jones, who had served as RealPage's president and CEO since 2021.

## AI AND REAL ESTATE

The use of AI tools in managing rental properties is sure to continue expanding.

RealPage recently introduced Lumina AI Workforce, a team of "digital agents" for handling a spectrum of landlord tasks such as leasing, facilities management, financing, daily operations, and even tenant support.

As AI tools continue to gain speed and sophistication, and expand across consumer markets, including real estate, monitoring the use and content of algorithmic data will become more complicated. Before the settlement, in refuting DOJ antitrust charges, RealPage pointed out that there are no regulations, either in the Sherman Antitrust Act or elsewhere, defining parameters of using AI and algorithms in formulating optimal rents or other lease recommendations.

Further settlements may follow the RealPage, Greystar and other agreements. More legal challenges may be in the offing. 

Point your camera app here to read more online.





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- ✓ Building disasters
- ✓ Sleepless nights

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

Details and Prepayment:

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



# REGIONAL

## MassLandlords Upcoming events

See details under each region

### 2026 JANUARY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1	2	3
4	5 SWCLA 6:00PM-9:00PM	6	7	8 NWCLA Rent Control Opposition Fundraiser 7:00PM-9:00PM	9	10
11	12	13 MWPOA Rent Control Opposition Fundraiser 5:30PM-7:45PM	14 Second Wednesday Office Hours 4:30PM-5:30PM	15 Greater Springfield Meetup 6:00PM-8:00PM	16	17
18	19	20	21 Third Wednesday Office Hours 4:30PM-5:30PM	22	23	24
25	26	27	28 Fourth Wednesday Office Hours 5:30PM-6:30PM	29	30	31 Cambridge Crash Course in Landlording 8:30AM-4:00PM

### 2026 FEBRUARY

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 SWCLA Rent Control Opposition Fundraiser 7:00PM-9:00PM	3	4	5	6	7
8	9	10 MWPOA 5:30PM-7:45PM	11 Second Wednesday Office Hours 4:30PM-5:30PM	12 NWCLA, Greater Springfield Meetup 7:00PM-9:00PM, 6:00PM-8:00PM	13	14
15	16	17	18 Third Wednesday Office Hours 4:30PM-5:30PM	19	20	21
22	23	24	25 Fourth Wednesday Office Hours 5:30PM-6:30PM	26	27	28

## STATEWIDE

## Second Wednesday Office Hours with Peter Shapiro. No Presentation. Open Q&A. 4:30 pm - 5:30 pm Zoom

WED  
01/14

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 hours 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, JANUARY 14TH

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](mailto: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](#).

#### 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.

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 Greenman. No Presentation. Open Q&A. 4:30 pm - 5:30 pm Zoom.

WED  
01/21

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

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.

#### THIRD WEDNESDAYS WITH ATTORNEY GREENMAN NEXT ON WEDNESDAY, JANUARY 21ST

Except for holidays and where her schedule requires otherwise, Attorney Greenman will be available to members on the third 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](mailto: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: Third Wednesday  
Office Hours with Attorney  
Greenman January 21, 2026

Time: Jan 21, 2026 04:30 PM  
Eastern Time (US and Canada)

Join Zoom Meeting  
<https://us02web.zoom.us/j/85787094067>

Meeting ID: 857 8709 4067

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

### 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](#).

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](#).

### NORTHERN WORCESTER COUNTY

## Northern Worcester County Landlord Association Fitchburg Dinner Meeting, 7 pm: Rent Control Opposition Fundraiser

THU  
01/08

Join us for our monthly meeting. We will be hearing a detailed presentation from our Executive Director, Doug Quattrochi, on the 2026 rent control ballot initiative, what it means for housing providers, and our long-term litigation strategy. Attendees will have the opportunity to ask questions, learn how to get involved, and support the effort. Credit card donations will be accepted during the event.

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!

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

### THURSDAY, JANUARY 8TH

### NWCLA DINNER MEETING AGENDA

Visit [nwcla.com](http://nwcla.com) for any last-minute updates or changes.

- 7:00pm Dinner, Networking & Presentations
  - o Networking draws from 25 towns including Fitchburg, Gardner, Leominster, Athol, Holden, Ayer, Orange, Ashburnham, Spencer, Ashby, Lunenburg, Townsend, Westminster, Princeton, Sterling, Lancaster, Shirley,

Groton, Pepperell, Winchedon, Templeton, and Hubbardston.

### LOCATION

British American Club  
1 Simonds Road  
Fitchburg, MA 01420

### FOOD

- Dinner will be provided.

### PRICING

Open to the public. Membership is not required!

- Public and non-NWCLA members In Person: \$20
- Public and non-NWCLA members Zoom: \$10
- NWCLA members only In Person: No charge.

This event will not be recorded.

Slides and handouts if any will be uploaded to <https://www.nwcla.com/members/meeting-recordings/>.

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

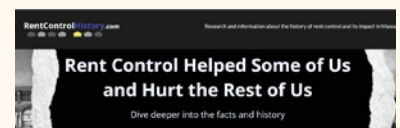
This event is operated by volunteers at a partner association.

### METROWEST

## MetroWest Property Owners Association Marlborough Dinner Meeting, 5:30 pm: Rent Control Opposition Fundraiser

TUE  
01/13

We will be hearing a detailed presentation from our Executive Director, Doug Quattrochi, on the 2026 rent control ballot initiative, what it means for housing providers, and our long-term litigation strategy. Attendees will have the opportunity to ask questions, learn how to get involved, and support the effort. Credit card donations will be accepted during the event.



**Rent control doesn't do what everyone thinks it does. Learn the truth.**



## TUESDAY, JANUARY 13TH

### MWPOA DINNER MEETING AGENDA

- 5:30pm Networking Starts (In-person group has dinner at this time so Zoom participants have their own networking together)
- 6:20pm Business Update
- 6:40pm Presentation Starts
- 7:45pm Meeting Ends

### LOCATION

Marlborough Fish and Game  
1 Muddy Ln  
Marlborough, MA 01752

### PRICING

Open to the public. Membership is not required!

- Public In Person: \$12
- Public Zoom: \$7
- MWPOA members only In Person: No charge. Registration is required.
- MWPOA members only Zoom: No charge. Registration is required.
- Members In Person: No charge. Registration is required.
- Members Zoom: No charge. Registration is required.

This event will not be recorded.

Slides and handouts if any will be uploaded to [Rent Control Opposition Fundraiser](#).

This event is operated by volunteers at a partner association.

## SOUTHERN WORCESTER COUNTY

### Southern Worcester County Landlord Association Southbridge Dinner Meeting, 6 pm: Annual Christmas Party

This year, our festive event will be held January 5, 2026. We'll celebrate both Christmas and The New Year catching up with our fellow friends and landlords of the SWCLA.

Note: This meeting will be In-Person only. There will be no Zoom option.

MON  
01/05

## MONDAY, JANUARY 5TH

### SWCLA DINNER MEETING AGENDA

- 6:00p 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.

### Southern Worcester County Landlord Association Southbridge Dinner Meeting, 7 pm: Rent Control Opposition Fundraiser

MON  
01/02

We will be hearing a detailed presentation from MassLandlords Executive Director, Doug Quattrochi, on the 2026 rent control ballot initiative, what it means for housing providers, and our long-term litigation strategy. Attendees will have the opportunity to ask questions, learn how to get involved, and support the effort. Credit card donations will be accepted during the event.

## MONDAY, FEBRUARY 2ND

### 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, 8:30 am: The MassLandlords Crash Course in Landlording: The Best Gift You Can Give Yourself This Holiday Season

SAT  
01/31

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

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

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

satisfied, please notify us when you purchase a ticket.

- A MassLandlords ballpoint pen.
- A MassLandlords certificate of completion and permission to use "MassLandlords Crash Course graduate" on your marketing material.

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

#### Course Graduate Testimonials



*"I simply wanted to reach out and express just how happy I am to have attended the landlording crash course. The presenta-*

*tion 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, JANUARY 31ST

### 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](mailto: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!**

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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.

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.](#)

### GREATER SPRINGFIELD

## Greater Springfield Chat, 6 pm - 8 pm: Meetup

THU  
01/15

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.

Past attendees have:

- Made valuable local connections.
- Talked about local real estate developments.
- Learned more about city government.

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

**THURSDAY, JANUARY 15TH**

### CHAT AGENDA

- 6:00 pm Start

- 8:00 pm Chat ends

### LOCATION

[Wyckoff Country Club:](#)  
233 Easthampton Rd  
Holyoke, MA 01040

### HOW TO GET THERE

The country club is conveniently located just off of Route 91 on Route 141.

### HOW TO FIND US

The restaurant and bar are located on the lower level. Follow the sidewalk to the right of the building around to the course side and you will see the patio area outside the restaurant. The room we are using is located inside the restaurant/bar area.

### FOOD

We can begin to arrive at 5:30 to order food/drinks. Please help support Wyckoff and their restaurant/bar since they are allowing us to use a room. You can check out the menu of available food from their restaurant on their website.

### PRICING

This event is closed to the public.

- **Members:** No charge.

This event is operated by volunteers.

Add just this event to your calendar:

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





## MEMBERSHIP BENEFITS



### RENTAL FORMS

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



### HOME DEPOT SAVINGS

Save an average of 15% on most items at Home Depot, including kitchen & bath, hardware and appliances.



### ASK-US-ANYTHING OFFICE HOURS

Get legal information and business advice from lawyers and rental housing experts in open Q&A Zoom sessions.



### CERTIFICATION

Become a Certified Massachusetts Landlord™.



### SEARCH EVICTIONS

Search eviction records by address for acquisition due diligence.



### LEGAL STANDING

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



### MESSAGE BOARDS

Get 24/7 access to Massachusetts landlords for advice and sharing experience, plus a message board to sell or purchase investment properties.



### EVENTS

Attend monthly networking and educational virtual events.



### SERVICE PROVIDER DIRECTORY

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



### VIDEOS, ANALYSIS, & SPREADSHEETS

Watch past events, learn about the laws, and access spreadsheets you can build on like our heat pump vs furnace calculator.



### CREDIT REPORTING

Get a virtual office manager free trial from RentHelper.



### CREDIT SCREENING AND ENTITY FORMATION SAVINGS

Save on credit reports with SmartScreen. Create LLC's or Inc's for an exclusive fixed price with New Leaf Legal.

MassLandlords  
One Broadway, Floor 14  
Cambridge, MA 02142



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Support better housing policy and housing journalism in Massachusetts.