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**What Can Massachusetts Learn
About Rent Mandates From St. Paul?**

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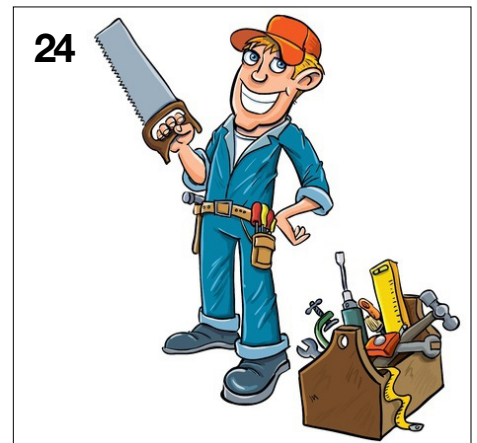
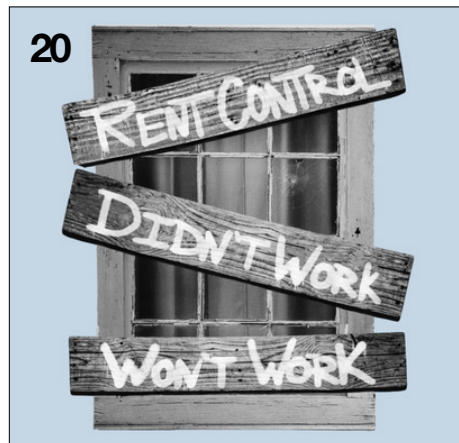
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LETTER FROM THE EXECUTIVE DIRECTOR

Hearing, Briefing

Our Letter from the Executive Director for June 2026 describes three rent control events, plus we taught our 700th CrashCourse attendee.

May was overflowing with activity for me, in part because I had two major personal events to speak at, but also there has been a lot of policy activity. The main policy happening is, of course, rent control.

On May 5 the deadline lapsed for the legislature to enact the rent control ballot measure. This is good! We didn't want them to enact it. They technically have until the end of the formal session in July to act on our proposed compromise, but there is no indication that they will.

On May 14, I participated as a panelist in the Housing for Massachusetts legislative briefing on the ballot initiative. Senator Michael Moore spoke about the likely cost to taxpayers. Senator Patricia Jehlen, an advocate for rent control, was in attendance. The State House News Service story and variants of it were seen in many locations. I'm very grateful to Steffen Amun Ra on the MassLandlords Board of Directors for also making time to participate as a panelist.

In between those two legislative events, on May 6 I attended the SJC hearing on the challenge to rent control. This is detailed in this edition. Suffice it to say here, we're in with a chance. That night I traveled a good bit of the way west from Boston to Greenfield for a rent control opposition fundraiser.

The Housing for Massachusetts campaign launched our first television ad.

The focus on fighting rent control cannot come at the expense of building toward our future, so I also gave interviews on various other subjects. I helped an MIT student identify what it would mean to thrive as a landlord and a renter in Cambridge. Spoiler alert: not everyone is thriving.

May's crash course saw our 700th attendee. We've done a lot to create better rental housing by educating owners.

Finally, the most important thing for the long-term is to prevent and respond to climate change. Remember that the insurance industry holds the best data on how real the problem is. So I made time to participate in the Dept. of Energy Resources Energy Efficiency Advisory Council's in-person planning meeting for the 2028-2030 MassSave Three-Year Plan, as well as a Massachusetts Emergency Management Administration's flood risk planning Zoom. Remember that landlords in 21 designated equity communities are already eligible for 100% insulation, air sealing and removal of electric resistance, wood pellet, propane and oil heat. Take advantage now.

In this rent control fight there will be no bystanders. It will impact all of us because of how our tax and public revenue system is set up. And it will crush rental housing providers. So tell other landlords that they should join as a member, encourage others to join, become a property rights supporter and increase their level of support. Thank you for what you have already done to get us this far. We are gearing up to win!

Sincerely,
Doug
Executive Director
MassLandlords, Inc.



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SJC Hears Arguments About Rent Control Question's Constitutionality, Religion Is Focus of Debate.

By Kimberly Rau, MassLandlords, Inc.

Attorneys on both sides of the rent control debate prioritized religion at the May 6 Supreme Judicial Court hearing.

The Supreme Judicial Court held the hearing for the lawsuit filed against the 2026 rent control ballot question on Wednesday, May 6, where oral arguments centered primarily around the religious exemption in the proposed law. MassLandlords filed amicus briefs supporting the lawsuit, which were provided to the justices hearing the case.

The rent control hearing was third on the morning's docket, following a hearing about the state audit of the legislature,

which has yet to happen after voters approved it on the 2024 ballot, and a hearing disputing the legality of installing religious statues outside the new Quincy safety complex.

Those cases have garnered extensive media attention, and drew a large audience at the hearing. MassLandlords Executive Director Doug Quattrochi and others who arrived at the State House after the courtroom reached capacity watched arguments from an overflow room. (This article's author watched the live stream of the hearing remotely.)

"I was up at 5 a.m. to get the train from Worcester but still didn't make the cut. I was the first person sent into the damn overflow room. At least I got to shake hands afterwards," Quattrochi said.

PRIMARY ARGUMENTS CENTER AROUND RELIGION

Attorney Edmund Daley III from the law firm Mintz, Levin, Cohn, Ferris, Glovsky & Popeo made arguments against the rent control ballot question. Assistant Attorney General Phoebe Fischer-Groban presented arguments on behalf of the state, which certified the ballot question.

The written arguments filed against the proposed law covered many reasons why the question is unconstitutional and should be struck from the ballot, but surprisingly, oral arguments mainly focused on the portion of the ballot question that exempts religious institutions from rent control.

Attorney Daley argued that Article 48 of the state constitution prohibits matters of religion from going before the public on a ballot question. The exemption, he stated, makes the rent control ballot question a matter of religion.

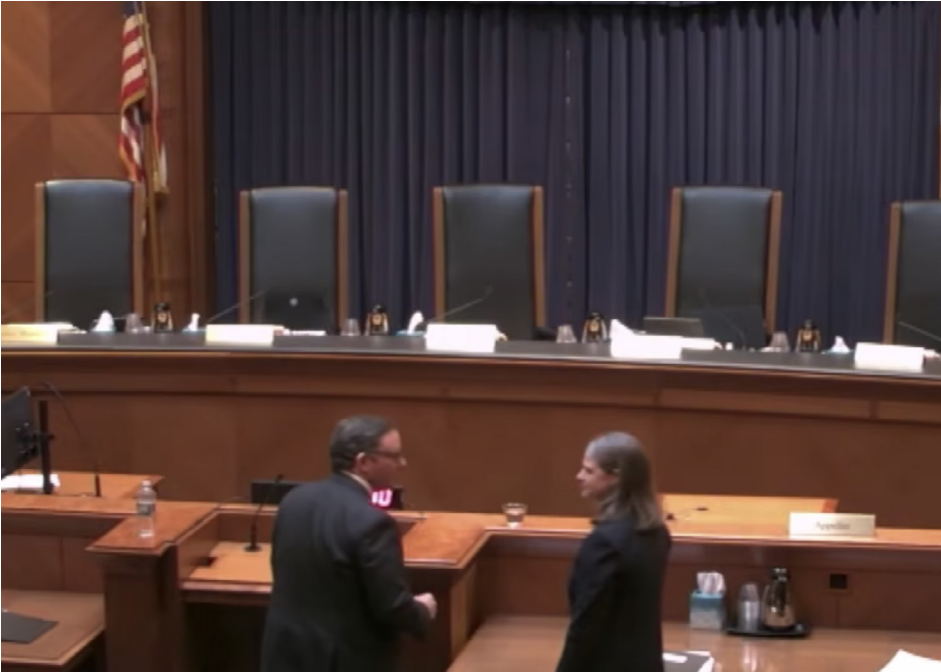
"Units used solely for religious purposes are given a benefit under this proposed law that other secular uses are not," Daley told the seven assembled justices.

Daley noted that the purpose of Article 48 was to prevent religion from infiltrating the ballot process, and added that if the ballot question passed, religion would become operative factor in whether a building is rent controlled. That, Daley stated, could give rise to public political debate that religions are getting an advantage.

The justices raised questions with Daley's assertion, including Justice



Attorney Edmund Daley III begins speaking at the May 6 rent control hearing at the Supreme Judicial Court. (Image: Public Domain)



Attorney Edmund Daley III and Assistant Attorney General Phoebe Fischer-Groban briefly spoke after the hearing concluded. (Image: Public Domain)

Dalila Arguez Wendlandt, who suggested the religious exemption may not hold much weight, because the exemption for nonprofits would include most churches anyway. However, they seemed equally unwilling to embrace the idea that religion was a non-issue, as the state contended.

STATE ARGUES NO PREFERENTIAL TREATMENT FOR RELIGIONS WAS INTENDED.

Attorney Fischer-Groban took the stand and countered that the ballot question did not afford extra advantages to religious institutions. Justice Serge Georges Jr. questioned the statement.

“Based on how [the ballot question is] written it’s going to invite debate whether religious housing should receive preferential treatment,” he said. Fischer-Groban replied that it wasn’t clear what advantages religious groups would receive, a curious statement given that the law would exempt them from rent control entirely.

“If a unit that would otherwise be subject to the law, but it’s not because it’s related to religion – how is that not giving preferential treatment?” Georges asked Fischer-Groban.

Fischer-Groban further stated that religious institutions were just one of several exceptions outlined in the ballot question, including nonprofit organizations, and therefore the ballot question doesn’t single out religious institutions.

“It doesn’t just list nonprofits,” Justice Wendlandt countered. “You could have done that. It lists religious institutions.”

The justices also questioned whether other aspects of the ballot question, including the section exempting only some short-term rentals. Fischer-Groban said the question was “fair and accurate.”

“If a voter has a concern about the scope of the law, they can vote no,” she said.

“If they understand it,” Georges replied.

TAKINGS CLAUSE TAKES BACKSEAT, GETS MINIMAL AIRTIME

Toward the end of Attorney Daley’s allotted 15 minutes, Justice Scott Kafker requested he pivot from religion and briefly address the alleged takings clause violation, another argument against the ballot question.

Daley told the court that the ballot question would revoke Chapter 40P, thereby removing rental housing providers’ right to compensation.

“This petition...doesn’t provide [landlords and property owners] with any ability to recoup costs or to recognize a fair net operating income for their property,” he began. Some justices questioned whether the proposal’s built-in rent caps did not, in fact, allow for a profit margin.

“What it doesn’t build in...is the ability for a landlord to be able to get an exemption from the rent control limit to deal with costs, to deal with hardship,” Daley continued. Deleting Chapter 40P is “huge,” he said.


“It does not allow those individuals to adjust rent based on the costs they are incurring that have nothing to do with inflation,” he stated.

The state did not comment extensively on the takings clause, instead using the entirety of their time to address the religious exemption.

CONCLUSION

Though the oral arguments were limited to just a few talking points, the justices will also have the opportunity to read the written arguments filed from both sides, as well as the amicus briefs filed, before ruling.

The court can take its time ruling on the case, but will likely need to decide before the ballot is finalized this summer.

Watch the full hearing – our docket begins right around the 1:59:00 mark. 

Point your camera app here to read more online



Landlord Basics: The Eviction Process in Massachusetts

By Kimberly Rau, MassLandlords, Inc.

Eviction in Massachusetts can be expensive and time-consuming. Here's what landlords need to know.

Our Landlord Basics series continues this month with a look at the eviction process. This is when you need to regain possession of your rental unit but the renter is unable or unwilling to leave on their own accord.

Evictions in Massachusetts can be complicated, and if you are facing an eviction situation right now you will want to read our more in-depth articles as well. They are linked throughout this article. Because eviction can be expensive and time-consuming, you should avoid terminating a tenancy this way whenever possible. Court should be a last resort.

THE DIFFERENT TYPES OF EVICTION

There are three primary reasons for eviction in Massachusetts: nonpayment, for-cause (lease violations) and no-cause-stated ("no fault").

First, eviction for nonpayment is when your renter can't or won't pay the rent and has no way to pay back what is owed.

Second, eviction for cause is when your renter has violated the terms of your agreement and you want to end the tenancy.

Both nonpayment and for cause evictions must be proved in court.



No self-help evictions allowed: Don't change the locks, cut off utilities or put your renter's belongings on the curb. If you must evict, get a lawyer and do it by the book. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

Third, no-cause-stated evictions (sometimes called no-fault evictions) are for when you need to regain possession of the apartment, but the renter has not violated the agreement or missed a rent payment. No-cause-stated evictions may not be used mid-lease.

You might also file a no-cause-stated eviction because the renter violated the agreement, but you are unsure you can prove it in court. This is one

reason we don't like the term "no-fault eviction," because sometimes the renter is still at fault.

UNLAWFUL: DIY EVICTIONS

Under no circumstances can you change the locks, cut off utilities or threaten your renter if they do not leave. You may not put all of their belongings on the curb and lock them out. These sorts of "self-help" evictions are not lawful in

Massachusetts. They will cost you a lot of time and money in court. You might go to jail. Don't do it.

ALTERNATIVES TO EVICTION

If you can avoid going to court, especially for a nonpayment eviction, you are likely to save time and money.

If your renter is having trouble paying the bills, they may qualify for Residential Assistance for Families in Transition (RAFT) funds, which will pay up to \$7,000 in a rolling 12-month period to help families stay in their homes. Evictions are paused if there is a pending RAFT application, so it makes sense to explore this option first.

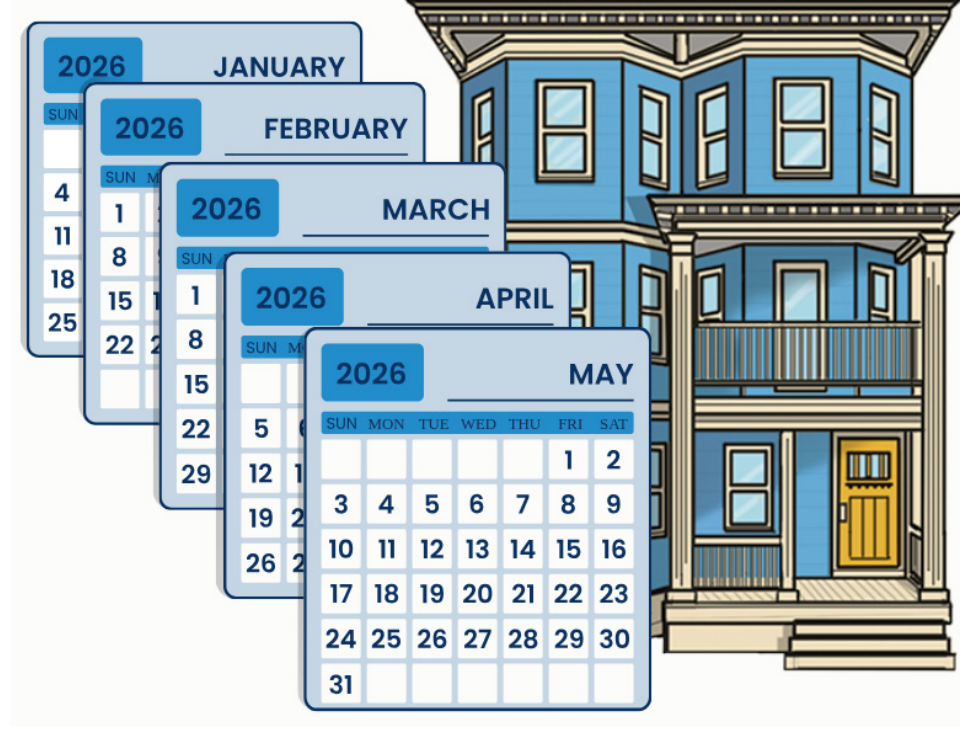
If you need to evict for any reason, including nonpayment, you might consider offering a "cash for keys" deal to your renters. This may seem counterintuitive, especially if they already owe rent, but can be cheaper than court. Just make sure to get your agreement in writing (we have a form for that). There are other eviction alternatives you can consider as well.

STEPS IN THE EVICTION PROCESS

➤ **Step 1: Serve the Notice to Quit**

Once you have determined you must pursue an eviction, you have to let your renter know. They may already have an idea, especially if they haven't paid the rent or have heard you talking about major renovations. Even if this is the case, you still have to formally serve them with a notice to quit to start the process.

The notice to quit must include very



Eviction in Massachusetts can take months longer than expected. Avoid going to court whenever possible. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

specific wording, sometimes including letting your renters know about the possibility of rental assistance, such as RAFT. We offer notice to quit forms, which are up to date with all required verbiage, but unless you are already very experienced with evictions, we suggest you hire an attorney to do this. Do not use AI. Messing up this part of the eviction process can cost you years of delay.

For nonpayment evictions, if they pay the rent within the indicated timeframe,

the process ends and you continue as you were. If they do not pay the rent and do not move out, you will move forward with the process.

For-cause and no-cause-stated evictions, follow a similar process. If they do not leave by the date on the notice, you move forward in court. But before you get in front of a judge, you'll go to mediation.



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➤ **Step 2: Mediation**

Mediation is the chance for you and your renter to reach a compromise without having to drag things out in court. A compromise could include an agreed-upon move-out date, cash for keys, or other agreements that facilitate you regaining possession of your rental unit.

You do not need an attorney for this step, but you might want one, especially if the case is complicated. Mediation agreements are legally binding.

If you can reach an agreement in mediation, all the better. Even if you do end up forgiving unpaid rent or offering cash for them to move out, it could still be cheaper than going to trial. Consult with your attorney before agreeing to anything.

If you cannot reach an agreement, you will go to trial.

➤ **Step 3: Trial**

If your property is held in a trust or LLC, you will need a lawyer at this point. If your property is under your name, you do not need legal counsel, but it may still be a good idea, especially if you think your renter is likely to fight you.

Your renter is not required to have an attorney, but can hire one, or get free/

affordable counsel through various renter legal assistance agencies. They may already have done this for mediation.

If you have made any mistakes with filing, serving notices or your paperwork, your eviction could be thrown out or delayed. If your renter makes any counterclaims about sanitary code violations, your case may be delayed.

If the judge rules in your favor, you will get a judgment for whatever money the court says the renter owes. Collecting on that judgment may not be easy, but if your renter wants their eviction sealed, they will have to satisfy the debt.

➤ **Step 4: Regain Possession**


Once all appeal opportunities are exhausted, your renter will be given a date by which they must leave the rental unit. If you do not believe they will leave by this date, you can get a sheriff to escort them out on the final day. You will need a court order for possession to do this.

If anything is left behind and your renter has not specifically told you in writing (text messages count) that you can get rid of their things, you will need to store them under the state's move and store law.

CONCLUSION

Eviction can be a long, complicated process. However, data shows that only 4% of tenancies end up in court in any given year.

In other words, it's not only possible, but likely, that if you work hard to solve conflicts before you reach the point of serving a notice to quit, you can avoid court as well. This means communicating (and encouraging communication) with your renters, fixing problems before they get out of hand, and ensuring you know what's going on at your rental properties to the best of your ability.

New to landlording? Experienced, but need a refresher? Read the rest of our basics series, and consider taking our one-day Crash Course in Landlording to set yourself up for success. 

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COMMONWEALTH OF MASSACHUSETTS
SUPREME JUDICIAL COURT

Docket No. SJC-13893

ARCANGELO CELLA, TERESA DEL Signore, KATHERINE HOREY, and
SUSAN M. RENFREW,

Plaintiffs-Appellants,

v.

ANDREA J. CAMPBELL, in her official capacity as the Attorney General of the
Commonwealth of Massachusetts, and WILLIAM F. GALVIN, in his official
capacity as Secretary of the Commonwealth of Massachusetts,

Defendants-Appellees.

**BRIEF OF AMICUS CURIAE MASSLANDLORDS, INC.
IN SUPPORT OF APPELLANTS**

Thaddeus A. Heuer (BBO # 666730)
Andrew M. London (BBO # 690782)
Kevin Y. Chen (BBO # 707026)
FOLEY HOAG LLP

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**MassLandlords
Submits Amicus
Briefs to SJC Against
Rent Control Ballot
Question**

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more online.



MassLandlords has coordinated and funded two amicus briefs that have been added to the Supreme Judicial Court case against rent control. The hearing on May 6, 2026, will determine whether the rent control 2026 ballot question is constitutional and can be presented to voters or will be struck.

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What Can Massachusetts Learn About Rent Mandates From St. Paul?

By Eric Weld, MassLandlords, Inc.

In 2020-21, St. Paul, Minn., voters traveled a similar path toward a rent control ballot question that we find ourselves on in 2026. What lessons can we glean from their experience?

Thankfully, Massachusetts voters have a recent example to look at to inform their understanding of the many ways rent control can smother a community's economy. If the statewide rent control 2026 initiative ends up on the November

election ballot, Bay State residents can study the rent control policy that St. Paul, Minn., voters approved in 2021, to help their voting booth decisions.

For more details about St. Paul's policy and its unenviable aftermath, see the related companion article, "St. Paul, Minn., Tried Rent Control; Here's What Happened." Surely, after reading about the Minnesota city's struggles to rebalance its economy and offset rent control's damages, no one in Massachusetts would still blacken the ballot oval in favor of rent control here, we assume.

But the Massachusetts rent control

2026 proposal has a few important similarities to the St. Paul law that put us in that state's footsteps leading up to the election. And, if a majority of voters were to approve the initiative in November, we would be forced to grapple with some of the same economy-depressing issues as the Minnesota state capital. Except, in our case, those issues would be statewide, and therefore their harms multiplied.

MOST RESTRICTIVE RENT CONTROL IN THE NATION

St. Paul's is by now a well-studied case of the nation's most restrictive rent control policy. Its main feature is a 3% hard cap on rent increases within a 12-month period, with no consideration for inflation.

The Massachusetts rent control 2026 proposal isn't far off. In a way, the Massachusetts initiative is even more restrictive than the St. Paul policy. The Massachusetts proposal would restrict rent increases to *5% or the inflation rate* (italics added) measured in a Consumer Price Index (not *plus* inflation), whichever is less, in a 12-month period. The proposal doesn't specify which CPI it would reference among numerous national, regional and specific CPIs, such as CPI-U (urban consumers) vs. CPI-W (wage earners).

That means, in most years, the 5% hard cap would not be employed because usually inflation, as an average, remains below 5%. For a recent example, we could refer to the national CPI inflation measure for 2024, which was 2.9%.

More likely, the state would use the



The Jenney building on Central Street, Boston, pictured here circa 1970s-'80s, with its boarded up windows and street level storefronts, offered an all-too-typical example of urban blight as the city maintained rent control for more than two decades. Will Massachusetts voters elect to return to this by approving rent control mandates on the November ballot? Image: CC BY-SA flickr-City of Boston copyright.

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CPI-U for Boston-Cambridge-Newton, which is often referenced to measure the state's inflation. According to U.S Bureau of Labor Statistics, average inflation over all of this century (2000 to 2025) was about 2.6% per year. If that average trend were to continue, under the rent control 2026 proposal, rent increases would typically be held somewhere under 3% a year. Yes, we recently had a high-inflation year in 2022, with its 7.2% average. Every other year since 2000, this CPI-U has measured inflation below 5%. (In a year like 2009, when inflation was negative, averaging -0.7% for the year, we presume the rent control 2026 initiative's structure would not allow any rent increases).

Effectively, the Massachusetts proposal would limit rent increases, on average, to a level below that of even St. Paul's. Meanwhile, Boston property owners continue to shoulder a large percentage of the city's expenses. Boston hiked tax rates 13% for residential property owners for FY2026, the second year of double digit increases. The average single-family homeowner has seen a 34% increase in

taxes from 2023 to 2026 (10% per year), according to data shared by Mayor Michelle Wu in a letter to real estate organizations, including Realtor.com.

ANNUAL REVENUE LOSSES BUILT IN

In following St. Paul's inauspicious path, Massachusetts is the first state facing a rent control policy in the restrictive neighborhood of the Minnesota capital's citywide law. If passed, the Massachusetts version of rent control would be, by a good measure, the most restrictive statewide policy in the nation – well below Oregon's 7%-plus-CPI with a 10% cap, and California's 5% plus CPI.

A key component of those states' policies is their allowance for increases above inflation. This component has been disastrously omitted from the proposed Massachusetts and actual St. Paul rent control policies. Including inflationary increases in a rent control policy at least allows for approximate increases. But because inflation is measured primarily on regional and nationwide bases, it's

not by itself an ideal metric for reflecting local housing markets.

A majority of economists have long agreed that rent control is unwise as economic policy. But to enact rent control and not allow margin above inflation is a cruel and shortsighted way of harming the businesses of people who provide housing. It also reflects a misunderstanding or ignorance of the costs associated with running a rental business.

While the Massachusetts policy would limit rent increases somewhere between 1% and 5% in any given year, depending on inflation, home and building insurance rates are increasing well above that range. Real estate tax rates for most municipalities also increase faster than inflation. The median property tax increase across all Massachusetts communities was 4.2% from 2025 to 2026, a full point above the state's 3.1% inflation averaged for the year. Unfortunately, this statewide rent control policy would likely further accelerate annual property tax increases, to make

up for lost tax revenues as a result of decreased property values.

You can see where this is headed, and where we are headed if we approve this rent control initiative. Rental property owners would already be losing more revenue each year to insurance and tax increases before considering building maintenance, improvements and other overhead costs.

With that formula, we all know what happens to many rental buildings. No improvements. Only code-required maintenance, if that. A return to dilapidated rentals, boarded up blocks and urban blight.

WHAT WOULD YOUR BUSINESS LOOK LIKE UNDER THIS RENT CONTROL PROPOSAL?

Imagine, for a minute, what your rental business might look like right now if Massachusetts had already had the proposed rent control policy in place this century. Rent increases would be limited to annual inflation rates.

As an illustration, consider a two-bedroom apartment in Worcester. Fair market rent for a two-bedroom apartment in Worcester in 2001 was

\$681, according to a Worcester Municipal Research Bureau report (p.4). Increasing the rent at the rate of inflation each year, as allowed in this imaginary scenario (except 2022, which would cap rent increases at 5%), the same Worcester two-bedroom’s rent in 2025 would be \$1,210. That’s nearly a whopping 40% below the market rate for an average two-bedroom apartment (\$2,000) estimated by Zillow. If you don’t realize how little margin there is on rental operations, you might think 40% is acceptable. But it represents more than \$9,000 lost per year in comparison to market rate. That’s \$237,000 lost over 25 years (without considering investment interest). Is that acceptable?

The equation of this rent control proposal – holding increases to inflation (or as much as 5% in high inflation years, which would mean a nearly 3% loss off the top in years like 2022) while taxes, insurance and upkeep continue to increase at a faster rate – damns housing providers to annual losses.

Could you operate your rental business on 40% less revenue? That’s where we will be in a few years if we don’t defeat the rent control 2026 initiative.

ANOTHER RENT CONTROL IMPACT: LOWER PROPERTY VALUES

As St. Paul knows, and as anyone in Massachusetts might recall from rent control here last century, the policy negatively impacts property values for everyone, not only rent-controlled properties.

As property values recede, property tax revenues logically decline, forcing municipalities to either raise individual tax bills (always popular) or slash public services. St. Paul’s rent control policy resulted in a reduction in controlled property values of 7-13%, according to an analysis of rent control impacts by the D.C. Policy Center, and an overall 5% drop in average property values citywide.

When Boston, Cambridge and Somerville retained rent control in the 1980s and experienced property value declines and tax revenue reductions, all other non-rent-controlling towns and cities had to subsidize that policy for those three cities. This is due to a formula that balances state aid to municipalities.

The current policy proposal would be much worse because it would apply to every city and town, which would all see depressed property values and lower tax revenues. More than 350 towns and cities, from North Adams to Plymouth, will be forced to make tough decisions: Raise property taxes, in effect distributing the cost of rent control among property owners; or cut services and jobs and accept more potholes, slower trash removal, denser classrooms, strained police and fire departments, etc.

VACANCY DECONTROL, RENT RESET

Like the St. Paul law when it was first enacted, the Massachusetts proposal would also not allow vacancy decontrol, with a particularly malign retroactive clause resetting rents to their Jan. 31, 2026, rate. No market adjustments between tenancies. Only losses against inflation year after year.

St. Paul quickly adjusted that mistake. It’s another facet of this rent control 2026 proposal that would drive a good percentage of housing providers out of business, either because they were forced out, no longer able to keep up with costs,

Year	CPI-U Boston-Cambridge-Newton	Maximum Rent Increase Allowed	Rent Amount
2001			\$681
2002	2.6%	\$18	\$699
2003	3.8%	\$26	\$725
2004	2.7%	\$19	\$744
2005	3.3%	\$24	\$768
2006	3.1%	\$24	\$792
2007	1.9%	\$15	\$807
2008	3.5%	\$28	\$835
2009	-0.7%	\$0	\$835
2010	1.6%	\$13	\$848
2011	2.7%	\$23	\$871
2012	1.6%	\$14	\$885
2013	1.4%	\$12	\$897
2014	1.6%	\$14	\$911
2015	0.6%	\$5	\$916
2016	1.5%	\$14	\$930
2017	2.5%	\$23	\$953
2018	3.3%	\$31	\$984
2019	1.9%	\$18	\$1,002
2020	1.1%	\$11	\$1,013
2021	3.3%	\$33	\$1,046
2022	7.1% (5%)	\$52	\$1,098
2023	3.7%	\$40	\$1,138
2024	3.2%	\$36	\$1,174
2025	3.1%	\$36	\$1,210

This chart tracks the maximum rent increases that would be allowed for a two-bedroom apartment in Worcester if the Massachusetts rent control 2026 proposal had been in place during this century. Starting in 2001, with monthly rent of \$681 and raising it each year the maximum allowed by the rent control proposal – either the rate of inflation or 5%, whichever is less – yields a monthly rent by 2025 of \$1,210, nearly 40% below the market rate of \$2,000, estimated by Zillow. Image: MassLandlords

or because they left voluntarily rather than run a losing business.

RENT CONTROL HELPS A FEW RENTERS

It has to be acknowledged: Rent control – even the restrictive model proposed for the Massachusetts ballot – will help a few people. Whoever happens to be living in rent-controlled housing at the time the policy takes effect would benefit with below-market rates as long as they live there. But their benefit is only limited to lower rent. Even renters in controlled housing will have to deal with lower-quality rentals over time, as landlords cannot afford upkeep.

And if you don't have a rent-controlled apartment, your rent is likely to increase at a faster-than-typical pace because fewer rental units will be available as more housing providers convert to condos, sell out of the market or leave their units empty.

See our reference rentcontrolhistory.com for pictorial explanations of how rent control benefited Massachusetts controlled unit renters in the 1970s and '80s, at an increased cost for everyone else.

According to a report by the Center for State Policy Analysis at Tufts University (commissioned by the Greater Boston Real Estate Board), the proposed rent control policy would affect about 70% of the 1.03 million rentals across the state, exempting owner-occupied buildings with four or fewer rentals and new housing for up to 10 years. So potentially, a little over 700,000 rentals would fall under the law, benefiting some 1.03 million people (family members, roommates, friends) living in rental housing, or about 14.3% of the state's population.

That leaves approximately 6 million people enjoying fewer public benefits, paying more in real estate taxes and higher rents in order to benefit a little over 1 million renters. The math doesn't make sense. It would be more economical and efficient – and cheaper – to simply subsidize rents for people who qualify, and build a lot more housing.

Consumer Price Index Boston-Cambridge-Newton, MA-NH (1982-84 = 100)

Consumer Price Index for all Urban Consumers (CPI-U), Not Seasonally Adjusted

2000	3.5	4.6	4.3	4.5	4.2	4.6	4.3
2001	4.9	4.4	5.1	4.9	4.6	2.8	4.3
2002	2.1	2.0	2.0	1.9	3.3	4.0	2.6
2003	3.6	4.2	3.9	3.7	3.9	3.0	3.8
2004	4.3	2.9	3.2	2.9	1.5	2.5	2.7
2005	1.4	2.6	2.8	4.0	4.9	3.3	3.3
2006	4.4	3.3	3.9	3.6	2.0	2.1	3.1
2007	1.8	2.3	1.5	0.8	1.5	3.4	1.9
2008	3.4	2.9	4.0	6.3	4.7	0.7	3.5
2009	-0.5	-0.4	-1.5	-3.4	-0.8	1.8	-0.7
2010	2.8	2.5	2.7	1.3	-0.1	0.6	1.6
2011	1.1	2.0	2.7	3.4	3.7	2.9	2.7
2012	2.5	1.8	0.8	0.8	1.7	2.0	1.6
2013	1.7	1.5	1.4	1.9	1.0	0.9	1.4
2014	1.3	1.7	2.1	1.7	1.6	1.6	1.6
2015	0.6	0.8	0.6	0.7	0.3	0.8	0.6
2016	1.0	0.6	1.5	1.5	2.3	1.3	1.5
2017	3.0	2.5	2.1	2.2	2.7	2.9	2.5
2018	2.8	3.6	3.2	3.4	3.3	3.2	3.3
2019	2.5	2.1	2.3	2.0	1.1	2.1	1.9
2020	2.2	1.8	0.6	0.8	0.6	0.4	1.1
2021	0.5	1.3	3.2	4.3	4.0	5.3	3.3
2022	6.3	7.3	7.5	7.0	8.1	7.0	7.1
2023	6.4	4.7	3.6	2.8	2.6	2.4	3.7
2024	2.0	3.3	4.0	3.5	3.4	3.1	3.2
2025	3.9	2.5	3.0	3.2	3.3	2.8	3.1
2026	1.4	2.0					


This table shows inflation averages from 2000 to 2026, as measured by the Consumer Price Index (CPI-U) for Boston-Cambridge-Newton, which is frequently used as a metric for the state's inflation. Table columns display two-month averages, with a yearly average in the far-right column. Image: U.S. Bureau of Labor Statistics

LESSON FOR MASSACHUSETTS: VOTE NO ON RENT CONTROL

Will Massachusetts voters assign our state to a similar future as St. Paul, and force us to revisit our depressed housing past of the 1970s-'80s-early '90s? It's a choice: Build toward the future or recede back to the past? Or can we make it clear to enough voters that a duplicate of St. Paul's experience is not what we want across our state?

We are doing all we can to explain the many downsides (and deceptions) of the rent control 2026 ballot initiative so Massachusetts voters can make informed choices.

If we are to avoid St. Paul's fate, we will need assistance from our members and others who recognize the shortsightedness of this rent control proposal. Share our articles with your circles. Help educate Massachusetts residents on this issue. And help us

spread the word by donating to and volunteering for our campaign to defeat rent control 2026 at the ballot box. 

Point your camera app here to read more online



First Change to Tenant Lead Law Notification in 20 Years: Landlords Must Sign Certification Form at Lease Signing

By Kimberly Rau, MassLandlords, Inc.

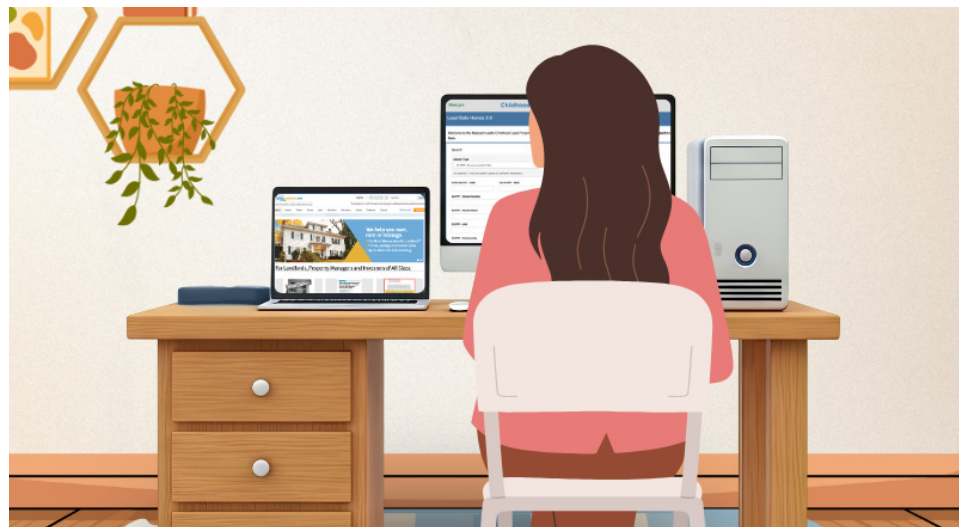
The form, available from the state of Massachusetts, certifies the new tenant has received the proper notifications about the property's lead status.

Landlords with housing units built before 1978 and their new renters must sign a new certification form that attests the tenants have received state-required information about lead testing and the dangers of lead poisoning. Signing the form also signifies the owner has checked for lead inspection reports for their property in the [Lead Safe Homes](#) database.

The changes follow the April 21, 2026, meeting among members of the Governor's Advisory Committee (GAC) for the [Lead Poisoning Prevention Program](#). This reflects the first meeting the GAC has had in years. MassLandlords was invited to audit but could not participate.

The new form reflects the first change to tenant lead law notification requirements in 20 years, and was published without a notice and comment period. It is 10 pages long, and includes information about lead testing, including property owner obligations and the difference between a letter of compliance and a letter of interim control. (If you don't know the difference yourself, read our [lead laws page](#).)

The form also gives an overview of the dangers of lead paint, how to test



Landlords who say they have no knowledge of lead in their rentals must attest they checked for reports on the [Lead Safe Homes](#) database. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

for lead poisoning and how to spot signs of lead paint around the house. It goes over preventing lead exposure, deleading methods and what property owners are required to do, and disclose, about lead paint.

The last two pages are for you and your renter to fill out and sign. In doing so, you attest that you know your property is lead free, or acknowledge that it contains lead. If you are not sure, you must initial a box that says you checked the state database and found no inspection reports for your property. (If you do have reports, you must provide your renters with a copy.)

This must be done before any new rental agreement is signed.

The form can be found on the [state website](#). It is also linked from our

[forms page](#). It is password-protected and cannot be edited, which means if you are using our lease packet, you will need to take some extra steps to include it as you typically would. To do so, fill out the lead notification separately and save it as a new PDF. The new PDF will not be locked and can be included with your lease packet as normal. [M](#)

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f Greater New Bedford Landlord Association.

St Paul, Minn., Tried Rent Control; Here's What Happened

By Eric Weld, MassLandlords, Inc.



St. Paul, Minn., the state capital, pictured here along the Mississippi River, enacted the most restrictive citywide rent control policy in the nation via referendum in November 2021, with a 3% hard cap on annual rent increases. The city saw an immediate steep decline in new housing development that it hasn't regained since, despite multiple changes to its rent control policy. Image: CC BY-SA 2.0 Wikimedia Commons-Cliff

St. Paul, Minn., became a case study when residents approved restrictive rent control via referendum in 2021, with predictable results of depressed tax revenues, lower housing investments and less rental housing.

By now, a few years into their experiment with rent control, residents of St. Paul, Minn., are well acquainted with the damages the policy can render.

St. Paul voted by referendum in November 2021 to enact the most restrictive rent control policy in the nation. By a vote of 53% to 47%, voters in the Minnesota state capital approved a rent stabilization policy that limits rent increases to a hard cap of 3% within any 12-month period, with no adjustments for, or ties to, inflation.

The St. Paul law, which took effect on May 1, 2022, originally stood in stark contrast to other rent control policies in the U.S. It still stands out as a particularly restrictive law in its 3% limit on rent

increases without consideration of inflation, far lower than other policies. But at first, it was even more stifling for housing providers, not allowing vacancy decontrol for market adjustments between tenancies, and not including any exemptions for new housing, a housing development killer.

St. Paul found out the hard way what happens to new housing development – multifamily rental housing in particular – when rent control is applied. It withers.



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QUICK RENT CONTROL ADJUSTMENTS

Even before the St. Paul rent control law took effect, new multifamily housing permits were in a nosedive, anticipating the law's enactment. Housing permit statistics from the Department of Housing and Urban Development (HUD) show that, between November 2021, when the referendum passed, and March 2022, as its effective date approached, multifamily building permits (between 2 units and 5+ units) in the city plummeted more than 80%, from 1,895 in November-March 2020-21, to 248 in the same span one year later.

There are likely other factors in addition to rent control that contributed to the drop in multifamily building permits. However, right next door in St. Paul's "twin city," Minneapolis, housing permits exploded during that same five-month period, November through March, between 2020-21 (895) and 2021-22 (2,377). Minneapolis residents

also approved a referendum that allows the city to enact rent control, but so far it has not. Still, it's possible even the future prospect of rent control is dampening Minneapolis' multifamily housing investment, as housing permits have since come back down to baseline and lower.

By September 2022, with housing development in a nosedive, the St. Paul city council acted quickly to roll back some of the law's severest restrictions only a few months after the policy took effect. The council approved a package of revisions that exempted low-income housing from rent control, and exempted new construction from the law for 20 years. It also added vacancy decontrol, allowing an 8%-plus-inflation (as measured by CPI) rent increase between tenancies.

St. Paul's original lack of exemptions for new housing distinguished its policy from rent control in other parts of the country. Other rent stabilization policies may include exemptions for new housing

projects and housing built in the past 10 or 15 years, for example. To not exempt such housing is to discourage investment in new housing, especially affordable housing (negating one of the goals of rent control, to provide low-income residents with places to live), which St. Paul discovered. Even the city's late-added 20-year exemption for new housing didn't stanch the city's precipitous reduction in new housing permits. By 2024, housing permits had continued to plummet sharply, and the city council again amended its damaging rent control policy, permanently exempting all new rental housing built after 2004.

St. Paul isn't alone in its experience of depressing housing development through rent control. Montgomery County, Md., one of the country's wealthiest counties, enacted rent control in July 2024 and saw a 97% drop in housing permits for multifamily buildings. We look at Montgomery County in detail in [this article](#).

Back in St. Paul, despite the city council’s panicked changes to its law, new housing construction remains anemic. Carrying forward the November to March comparison above, St. Paul had 108 permits for all multifamily building construction in 2023-24, and 136 in 2024-25. That’s still far below its pre-rent control baseline.

With rent control in place, it may be difficult for St. Paul to ever return to its pre-rent control new housing levels. Housing investors and developers project decades-long timelines in determining properties and building projects in which to invest. A 10- or even 20-year exemption from rent control does little to ensure long-term ROI if profit limitations will be

applied to the investment after that first decade or two.

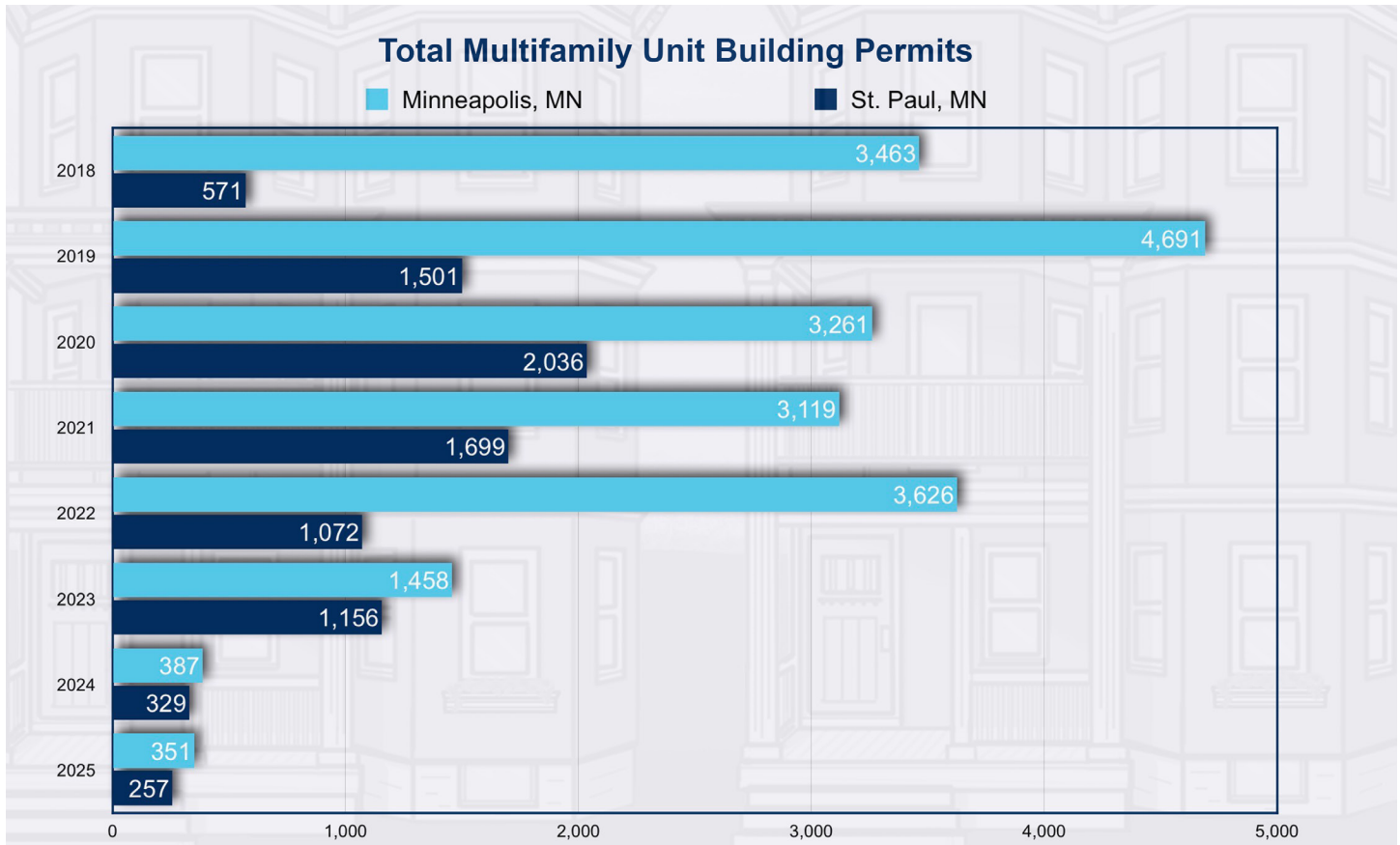
ANOTHER RENT CONTROL IMPACT: REDUCED PROPERTY VALUES

Depressed housing development isn’t the only negative impact ushered by St. Paul’s rent control policy. Citywide property values also shrank. During the nine months after the law’s enactment, real estate saw an overall decline in value of 4% to 5.5%, according to an [analysis](#) by Kenneth R. Ahern and Marco Giacoletti for the Rental Housing Association of Washington. That’s a citywide decline that includes all real estate. Rental properties in general experienced more decline, with apartment buildings with at least eight

units seeing a 13% reduction in value.

This property value depression echoes what happened in Massachusetts in the 1970s through 1994, when Cambridge, Boston and Somerville maintained rent control. As a result of the policy, real estate values in those cities declined. All other towns and cities that did not have rent control in place effectively supported the policy in those three cities due to a formula that balances state aid among municipalities.

Lower property values translate to lower tax revenues that pay for teachers and public services like police and firefighters, paved roads and repaired water mains. So, in order to keep rent control, a city has to either cut services



This chart shows the contrast in total multifamily building permits between St. Paul and Minneapolis in the years before and after St. Paul residents approved the nation’s most restrictive rent control policy. New housing was far more robust in Minneapolis, which has about 100,000 more people than St. Paul, up to and immediately after the rent control policy took effect.

As the chart illustrates, between 2021 and 2022, the period in which rent control was approved and took effect in St. Paul, new multifamily housing growth expanded in Minneapolis while it contracted in St. Paul. (For a more stark contrast between November and March of those years, visit the HUD building permits datasets page and enter specific data to see reports.) Minneapolis voters also approved an ordinance, in 2021, allowing their city to enact rent control, though it has not done so. Still, that future prospect may be dampening new housing in Minneapolis, too, as its multifamily permit activity has recently fallen in line with St. Paul’s. Chart: MassLandlords, Inc.



Minneapolis, Minn., pictured here, located across the Mississippi River from St. Paul and commonly referred to as its “twin city,” saw far more robust housing permit activity than its twin in the years 2018 until 2022, even expanding as St. Paul permits dropped precipitously following that city’s rent control enactment. Minneapolis residents also approved an ordinance, in 2021, allowing the city to enact rent control, but it has not done so. Still, the prospect of future rent control may be dampening Minneapolis’ housing, too, as permits have dropped back in alignment with St. Paul’s since 2023. Minneapolis’ population is about 100,000 more than St. Paul’s.

or raise taxes on property owners. St. Paul raised its overall property tax bills 6.2% in 2022 and 14.6% in 2023. It had more modest increases of 3.7% in 2024, 5.9% in 2025 and 5.3% in 2026. Other factors in addition to rent control no doubt contributed to the need for increases, but every time rent control has been applied, property values and tax revenues have declined.

3% RENT INCREASE CAP = ANNUAL NET INCOME LOSS

Also setting apart the St. Paul policy is its draconian 3% rent increase cap. Rent control laws passed elsewhere – Oregon and California both recently passed statewide rent control laws – have logically tied rent increases to inflation. Oregon’s law limits increases to 7% plus the CPI, with a 10% cap. The California law allows a 5% increase plus regional inflation measured by CPI.

A 3% hard cap, without inflation add-on, does not provide a realistic path to revenue gains for housing providers. Adding together insurance costs (with added liability for rentals) and real estate taxes alone likely surpasses 3% cost increases per year. Now add in building maintenance and upkeep

costs (let alone improvements) and the 3% yearly rent increase is an annual, accumulative revenue loss.

As such, St. Paul’s rent control policy is a glaring redistribution of the financial burden of rental housing onto property owners. But its damage spreads far beyond just landlords. The analysis by Ahern and Giacoletti concludes that the St. Paul policy lowered property values, precipitated a depressed housing market and fewer available rentals, and caused a drop in new housing investment, and that its benefits accrue toward high-income renters.

The study’s recommendations include shifting away from rent control toward policies that grow the housing market, such as zoning reform, increased rental assistance for low-income households, and more mixed-income development to encourage long-term affordability. These are messages we’ve been espousing for many years.

AN EXAMPLE NOT TO FOLLOW

St. Paul has provided us with yet another example of the negative impacts rent control imposes on the community. Not that we needed another example. Every time rent control has been adopted,

communities suffer the same results outlined above. It’s hard to find a more reliably predictive economic forecaster.

But St. Paul’s extreme policy, with its 3% rent increase limit, took it a step further than most policies. The city has been scrambling ever since to patch the holes left by its punitive rent control policy. The short-term effects have been devastating, but its long-term effects will likely be even worse as municipal tax revenues fall short, property taxes continue to rise, housing stock dwindles, new housing development remains anemic, banks tighten lending policies and rentals deteriorate.

We will continue watching St. Paul and the ongoing effects of its drastic rent control law as an example of how not to administer economic policy. [M](#)

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Debate Submissions Highlight Biggest Issues With Rent Control Ballot Question

By Kimberly Rau, MassLandlords, Inc.

MassLandlords was invited to participate in a proxy debate on the 2026 rent control ballot question. Here's what we submitted.

Cambridge City Council candidate Zion Sherin invited MassLandlords to submit questions and answers for a rent control proxy debate to be held in Cambridge. Keep Massachusetts Home, the group backing the 2026 rent control ballot question, reportedly received the same offer.

The parameters were simple: Submit a 500-word opening statement, and five questions about rent control, with answers. Answers were limited to 500 characters or less. Sherin would ask the questions aloud at the debate, then read the answers. We submitted six questions and allowed Sherin to decide which to ask.

We are reproducing our submission here in its entirety, with added links for ease of research. Most of the citations linked in the questions portion of this article were documented as footnotes in the original submission.

MassLandlords Executive Director Doug Quattrochi wrote the opening statement for our side of the debate. Questions were a collaborative effort between Quattrochi and Kimberly Rau (MassLandlords writer/editor and the author of this article).

The opening statement and answers are designed to educate those who are either uninformed or misinformed about rent control, as well as those who may consider themselves outside the



The 1970s-'90s showed us rent control didn't work, and it won't work now. (Image License: CC BY-SA 4.0 JRau for MassLandlords, Inc.)

issue (such as non-landlords, including single-family property and condo owners). The reality is that rent control doesn't work, and should the ballot question pass this fall, it will affect everyone in Massachusetts, regardless of whether they are ordinary homeowners, renters or landlords.

OPENING STATEMENT RECOGNIZES NEED FOR HOUSING, STATES RENT CONTROL IS NOT SOLUTION

Our debate opening statement totals 483 words, and reads as follows:

"Rent control helps people who have an apartment the moment it passes into law. It hurts everyone else forever after. We know because Cambridge had rent control until landlords unexpectedly repealed it in 1994. This created a natural experiment for economists and

sociologists to study. Under rent control:

1. housing was maintained less well,
2. there were fewer apartments for rent,
3. it was harder to qualify for apartments,
4. Cambridge spent a lot of money enforcing rent control,
5. Cambridge lost tax revenue from reduced assessed values, and
6. landlords were gravely injured.

John McAdams refused to rent his property under rent control, so the Cambridge police broke into his building and placed Steve Meachum, of City Life/Vida Urbana, in there as a squatter. There's a picture of Steve at our site RentControlHistory.com. Emil and Donna Javorski were convicted for a new crime, not notifying the rent board of a change of address. Homeowners showed up wearing paper bags at city council meetings because it was also a crime to live in a condo that could instead be used to create rental housing. George Tarvezian was sentenced to six months in jail for not renting his apartments fast enough. Roberta Dowling was fined \$25,000 for not renting an apartment fast enough. Vincent and Laura Bologna were bankrupted with fines for inadvertently charging too much rent, while their renters rented to subletters at full market rent. Peter Petrillo died of a heart attack after being ordered to jack up his building and convert the basement into a new unit. Rent control sounded reasonable. But because it was fundamentally detached from reality, it went completely off the rails.

The reason landlords were able to repeal it in 1994 is simple: Under rent



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control, rents were lower and landlords had less money to repair their properties. This meant neighborhoods looked dump and towns lost tax revenue. And the same would apply today. Tufts University estimates that if this rent control question passes, towns statewide will have to cut 10% of their budget. That means teachers, firefighters and city staffers working to prevent climate change and improve road safety will be let go. We cannot afford this.

Rent control is a terrible policy because the people who advocate for it do not understand how market forces work, do not talk to landlords to solve problems, and do not care to listen to our side. MassLandlords sued the state because during the pandemic, people of color, single moms, and immigrants were being denied rental assistance at unfairly high rates. We fought in court for two years but not a single renter organization came to our aid.

Long-term, we need a lot more housing. Short-term, we need a safety net that catches everyone. Rent control has been tried and it failed. We want to build toward the 2070s, but instead we're being pulled back to the 1970s."

QUESTION 1: WILL RENT CONTROL HELP CAMBRIDGE RENTERS?

If you have an apartment the day rent control is enacted, you will save money, until you have to move. Under rent control, renters move less, so rent controlled units rarely hit the market. The available exempt apartments will rent at high prices. It happens in New York and San Francisco all the time.

If you do find a rent-controlled apartment, the application will be strict. In Cambridge during rent control, thousands of apartments went to wealthy professionals who could always pay the rent.

QUESTION 2: IS THE RENT CONTROL BALLOT QUESTION LEGAL?

No. The state constitution says we cannot put certain things to a popular vote including certain rights to compensation. We can't have a question about rent control, because Chapter 40P already allows rent control as long as you reimburse landlords. This won't be in the official ballot description this fall. We asked the attorney for Keep Massachusetts Home if she would edit the ballot description to explain she was deleting our right to compensation. She said that would "create confusion."

QUESTION 3: IS THE TEN-YEAR EXEMPTION FOR NEW CONSTRUCTION FAIR?

No. The text exempts new development for ten years. When developers make a spreadsheet model to calculate the return on their investment, they have 20 or 30

rows for 20 or 30 years. Developers are already pulling out of Massachusetts. In Baltimore, they have a 23-year exemption. New construction has fallen 97%.

QUESTION 4: IF NOT RENT CONTROL, WHAT DO YOU PROPOSE INSTEAD?

We need more housing, and we need a safety net that works. We support zoning reform in fancy places like Arlington, Lexington and Weston that aren't creating enough housing opportunity. Cambridge is already doing its fair share. And the system for rental assistance needs work.

We could also utilize Chapter 40P the way it was intended. We put together a proposal showing how cities could enact rent control at very little cost to taxpayers. We submitted it to the legislature, but never heard back.

QUESTION 5: DOESN'T THIS BILL JUST RESTRICT BIG CORPORATE LANDLORDS?

No. Small landlords with only a few units may put their rentals in LLCs to protect themselves. Anyone with an LLC will have to comply, even if they owner-occupy. So will landlords with single-family homes, duplexes & condos they don't live in. Rent control will hurt those people the most. Big companies can absorb the losses rent control will bring. The small landlord won't be able to stay in business. If you vote for this, you are voting against your neighbors as well as big companies.



Despite what advocates are saying, rent control would be bad news for Massachusetts. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

QUESTION 6: IS THE RENT CONTROL BALLOT QUESTION REALLY "REVENUE NEUTRAL" AS WAS CLAIMED AT THE MARCH 17 HEARING?

No. Someone is going to have to enforce the ballot initiative if it is enacted. Whether that's the courts, rent control boards, or cities, it's going to cost money. Second, rent control hurts property values, including surrounding properties. That means lower tax assessment and less revenue to the city.

Plus, the proposed rent cap is inflation or 5%, but there is no cap on taxes, insurance or utilities. Artificially constricting just one part of the market is never "revenue neutral."

CONCLUSION: TALK TO YOUR NEIGHBORS ABOUT RENT CONTROL

We are hoping the Supreme Judicial Court will agree that the rent control initiative is unconstitutional and remove it from the November ballot. They had

not decided on our case, which was heard on May 6, as of press time for this article. In the event they do not side with us, we are prepared to fight rent control all the way to the voting booth.

That's going to take money, time and your support. We hope you can volunteer some time to help fight rent control. We hope you are able to donate a small portion of your gross monthly rent to assist financially. But even if you aren't in a position to do those things, please share the truth about rent control with your friends, family and neighbors who may not think they have a stake in the game. They do. Rent control would be bad news for all of us. Please use these talking points, refer to rentcontrolhistory.com, or our [stop rent control](#) landing page. Visit [Housing for Massachusetts](#) to follow their campaign against rent control, which we are supporting. We need to get the word out: Rent control. Didn't work. Won't work.

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Need a Good Handyman? Give Us Your Feedback on Our Handyperson Proposal

By Eric Weld, MassLandlords, Inc.

A good handyman/handyperson is notoriously hard to find. We have a proposal that would make it easier for you.

What if you could readily access a vetted, quality handyman every time you need one, just for being a MassLandlords member? Would you consider that a valuable benefit?

In this proposal, as a member in need of a handyperson, you would simply reach out to our vetted, on-staff handyman, summarize your job or jobs and schedule an appointment. No time wasted scouring online ads that you're not sure if you can believe. No trial and error hiring a handyman only to find out they're not up to the task. We will have done that work for you.

We use the terms handyman and handyperson interchangeably here. A handyman or handyperson is a skilled professional man or woman who can perform a wide variety of tasks – typically small jobs – related to building and home maintenance, upkeep and improvement.

The position described above is not in place yet. We are checking first to see if a handyman resource would be useful to enough of our members to warrant hiring one.

Let us know your thoughts at hello@masslandlords.net. Are you frequently on the lookout for a good handyperson? Would you regularly



Interior and touch-up painting is one of the most common jobs for a handyperson. Other common jobs include furniture assembly, gutter cleaning, drywall repair and door replacements and repairs. What's on your handyperson list today? Image: Licensed 123rf.

use a handyman service if we made one available?

WANTED: GOOD HANDYPERSON

We think it's not easy finding and keeping a good, reliable handyman, based on our collective experience as property owners and landlords among MassLandlords staff. There is no shortage of ads online for handyman pros. But too many of us have gone through the frustrating process of contacting, scheduling, meeting and supervising ad hoc generalists in our homes and rentals only to find out they don't know what

they're doing. Or they don't return calls, or don't show up. Or they promise way more than they can deliver.

And if you do find a good handyman with broad skills, who can do whatever you ask at your home or rentals, it's not long before they're booked solid with a growing client list and longer wait times. Before long, they're only taking big, well-paying jobs and can't squeeze in your drywall repair.

It's become a notorious trope among property owners: A good handyperson is hard to find. We're talking about a skilled professional with a range of know-how, who can take on a punch list of small-but-necessary projects and knock them out in a reasonable time frame.

Jobs might include replacing a storm or screen door, caulking holes in the eaves, removing carpet, cleaning or repairing gutters, adjusting dragging or squeaking doors and windows, repairing drywall after a careless tenant, spot and interior painting, replacing or installing fixed furniture like bathroom shelves, television wall mounts or affixed mirrors.

Handyperson jobs often fall between the cracks of tasks simple enough to do yourself and technical enough to require a licensed specialist, like a plumber or electrician. Handypeople can also prepare job sites for the licensed trades and clean up after to minimize your licensed billable hours.

Part of what makes a good handyman so valuable is that they're more than just laborers. They have deep knowledge of



If your gutters look like this, you could use a good handyman. Cleaning overfilled gutters is one of the many odd jobs suited for handyman professionals around homes and rentals. Image: CC BY-SA 3.0 Wikimedia Commons-User:Randall 1022

home and building systems, can complete a disparate range of tasks, but usually don't charge three figures an hour as a plumber or electrician might. And ideally, they can schedule you in this month.

A MASSLANDLORDS HANDYPERSON

We think we are in position at MassLandlords to make it easier for our members to hire a good handyman professional.

Depending on feedback to this proposal, we would leverage our large association with property owners and service providers to make a full-time W-2 hire of a handyman who could be scheduled by members at an hourly rate close to cost. We would screen our hire per our processes. Hiring full-time will give the handyman stability and predictability, with benefits like paid time off. This stability means you would only have to pay close to our cost, without the significant markup that comes from contractors who ordinarily have to spend substantial uncompensated time farming leads and bidding jobs.

When you need a handyman, you would simply upload pictures of the job to be done and schedule them on our site.

HANDYMAN PROS NEEDED MORE THAN EVER

The job of handyman or handywoman is one of the world's oldest continuous

professions. The word "handyman" dates back more than 300 years. But the history of the odd-job, jack-of-all-trades who can fix and maintain all the corners of the home (or castle or hut) is ancient.

The need for handyman professionals has not waned over time. In fact, their versatility and broad-based trade skills, along with the 20th-century rise in homeownership, have made handyman pros more in demand now than ever. That demand is multiplied in Massachusetts due to its weather and high percentage of aging homes and structures that require constant tweaks and updates.


Artificial intelligence may be replacing an increasing range of jobs, but the handyman isn't one of them any time soon. A go-to human handyman who is trustworthy, reliable and validated for quality is a valuable commodity.

And, seemingly, in short supply.

TELL US ABOUT YOUR HANDYPERSON EXPERIENCE

Do you have one or more good handyman professionals on your contact list? If so, you're lucky, and we'd like to know about it. How did you find them? What qualifications keep them on your go-to list? Are they taking on new clients?

Also, let us know if a MassLandlords handyman service that you could rely on would be something you would use.

Write us at hello@masslandlords.net with the subject line "Handyman." 

Point your camera app here to read more online



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Pro Xtra Preferred Pricing	-2.88
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046335131811 5CCTFLUSHMNT <A>	24.97
FLAXMERE 12" 5CCT FLUSH MNT BN	
MAX REFUND VALUE \$22.47	
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REGIONAL

MassLandlords Upcoming events

See details under each region

2026 JUNE

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

2026 JULY

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

STATEWIDE

What Do You Want From MassLandlords? Let Us Know. 6 pm - 7 pm Zoom.

THU 06/4

This virtual presentation is your chance to let us know what you want from MassLandlords! Let us know what you like about your membership, what you'd like to see change, and anything else that's on your mind!

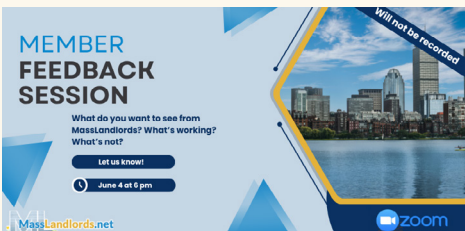
We know what your public policy priorities are (thank you for filling out the survey!), but what about your experience with MassLandlords? Chat with our marketing manager, Kim, and Executive Director Doug Quattrochi.

The session will begin at 6 p.m. and last for approximately one hour. We want to talk to you!

Attendees will have the chance to offer feedback in an open, unstructured session and will leave with an understanding of how MassLandlords is advocating for them.



Kim is a writer and the manager of marketing and public relations for MassLandlords.



Feedback wanted: Tell us what you want to see from MassLandlords!

Part of this event will be presented by **Kimberly Rau**. Kim has been writing for as long as she can remember, and earned a bachelor's degree in journalism from the University of Rhode Island.

A former newspaper reporter and copy editor, Kim has been writing for MassLandlords since 2019, and stepped into her marketing role in 2025.

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.

THURSDAY, JUNE 4TH

ZOOM CHAT AGENDA

- 6:00 pm Start
- 7:00 pm Zoom Chat ends

Remember you can watch videos anytime at live events and training videos.

PARTICIPATION & SUPPORT

Participation is optional and flexible. We will share video, audio, slides, and screen content during the event. You may participate by video, microphone, chat, or simply listen. Video sharing and speaking are never required.

Our **virtual registration desk** is available for live support starting 30 minutes before the event start time. Call 774-314-1896 or email hello@masslandlords.net for live, real-time help signing in and using your technology.

To help ensure good audio quality, we recommend using Zoom’s “Test Audio” feature before the event. Attendees may be muted to reduce background noise. If you prefer not to speak, questions can always be submitted via chat.

ACCESSIBILITY

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ZOOM CHAT DETAILS (HOSTED BY ZOOM)

Your Zoom link and passcode will be emailed immediately after registration and on the day of the meeting. It will also be available anytime on your online event access page.

Topic: Member Feedback Session
June 4th, 2026

Time: Jun 4, 2026 06:00 PM Eastern
Time Join Zoom Meeting <https://us02web.zoom.us/j/84588061965>
Meeting chat link <https://us02web.zoom.us/launch/jc/84588061965>

Meeting ID: 845 8806 1965

Passcode: Will be emailed and viewable online

PRICING

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

Registration in advance is required.

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FIRST FRIDAY OFFICE HOURS WITH EXECUTIVE DIRECTOR DOUG QUATTROCHI. NO PRESENTATION. OPEN Q&A. FRI JUN 5TH, 12 PM - 1 PM ZOOM.

We'll be having open office hours about **any rental real estate topics** you

may care to bring. You can also ask about MassLandlords services or share feedback.

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



MassLandlords Executive Director Doug Quattrochi



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

Part of this presentation will be given by **Doug Quattrochi**, Executive Director, MassLandlords, Inc. Doug was a founding member of MassLandlords in 2013. He became the association's first Executive Director under new bylaws in 2014. Since then, he has scaled the organization from a core

of 160 members in Worcester to approximately 2,500 dues paying businesses from Pittsfield to the Cape, and from an all-volunteer team to approximately 20 full and part-time staff plus 50 volunteers. Doug has been instrumental in advancing democratic governance mechanisms, including score voting for policy priorities and a staggered and democratically elected Board of Directors. Doug also oversees the RentHelper spin-off, which is expanding access to electronic banking for those of us who are unbanked or underbanked. Prior to MassLandlords, Doug held leadership roles in various Massachusetts startups, two of which are still operating. Doug holds a Master of Science in Aerospace Engineering from the Massachusetts Institute of Technology.

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

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

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

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FIRST FRIDAYS WITH EXECUTIVE DIRECTOR DOUG QUATTROCHI NEXT ON FRIDAY, JUNE 5TH

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

ZOOM CHAT AGENDA

- 12:00 pm Start
- 1:00 pm Zoom Chat ends

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Participation is optional and flexible. We will share video, audio, slides, and screen content during the event. You may participate by video, microphone, chat, or simply listen. Video sharing and speaking are never required.

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Topic: First Friday Office Hours with Doug Quattrochi June 5, 2026

Time: Jun 5, 2026 12:00 PM Eastern
Time Join Zoom Meeting <https://us02web.zoom.us/j/85167709869>

Meeting ID: 851 6770 9869

Passcode: Will be emailed and

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Third Wednesday Office Hours with Attorney Greenman. No Presentation. Open Q&A.

4:30 pm - 5:30 pm Zoom.

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

WED
06/17

questions in private. We will have a group discussion about legal topics of interest to attendees. Questions will be answered entirely at Attorney Greenman's discretion and as time allows.



Attorney Jordana Greenman



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

Part of this presentation will be given by **Attorney Jordana Roubicek Greenman**. She is a real estate lawyer, recipient of the Super Lawyers Rising

Star award 2012-2020, and one of Boston Magazine's Top Lawyers of 2022 and 2023. Her practice - with offices in Boston and Watertown - includes commercial and residential landlord/tenant disputes, condominium association representation, general real estate litigation, and commercial and residential real estate closings. Attorney Greenman has a well-respected reputation for aggressively advocating for her clients' goals, and ensuring beneficial outcomes at a reasonable cost. She was an instrumental part of the team spearheading legal action opposing the Massachusetts and Boston eviction moratoriums, and is very active within the legal community. Attorney Greenman is a member of the Real Estate Council for the Massachusetts Bar Association and the Real Estate Bar Association, writes columns for the Massachusetts Lawyers Journal and Real Estate Bar Association News, and regularly leads legal seminars for first-time homebuyers and small-property owners.

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

Members register for no charge in just a few clicks!

"No Sales Pitch" Guarantee

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helpful educational content. Your purchase of an event ticket sustains our nonprofit model.

THIRD WEDNESDAYS WITH ATTORNEY GREENMAN NEXT ON WEDNESDAY, JUNE 17TH

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 & SUPPORT

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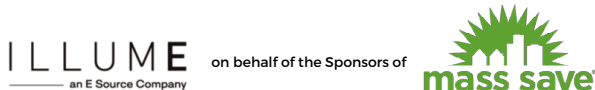
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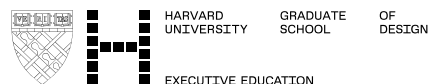
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Topic: Third Wednesday Office Hours with Attorney Greenman June 17, 2026

Time: Jun 17, 2026 04:30 PM Eastern
Time Join Zoom Meeting <https://us02web.zoom.us/j/87169310874>

Meeting chat link <https://us02web.zoom.us/launch/jc/87169310874>

Meeting ID: 871 6931 0874

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

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Add just this event to your calendar:

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

Rescheduled from Second Wednesday Office Hours with Peter Shapiro. No Presentation. Open Q&A.

4:30 pm - 5:30 pm Zoom.

We will 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.

WED
07/8

Attendance is capped at fifteen 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, JULY 8TH

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 & SUPPORT

Participation is optional and flexible. We will share video, audio, slides, and screen content during the event. You may participate by video, microphone, chat, or simply listen. Video sharing and speaking are never required.

Our virtual registration desk is available for live support starting 30 minutes before the event start time.

Call 774-314-1896 or email hello@masslandlords.net for live, real-time help signing in and using your technology.

To help ensure good audio quality, we recommend using Zoom's "Test Audio" feature before the event. Attendees may be muted to reduce background noise. If you prefer not to speak, questions can always be submitted via chat.

ACCESSIBILITY

Live closed captions are available and may be enabled at any time from within the Zoom app. Questions may be asked over microphone after using the "raise hand" feature of Zoom or may also be entered via the Zoom text chat box.

ZOOM CHAT DETAILS (HOSTED BY ZOOM)

Your Zoom link and passcode will be emailed immediately after registration and on the day of the meeting. It will also be available anytime on your online event access page.

Topic: Second Wednesday Office Hours

with Peter Shapiro July 8, 2026

Time: Jul 8, 2026 04:30 PM Eastern Time
Join Zoom Meeting <https://us02web.zoom.us/j/87191331005> Meeting chat link <https://us02web.zoom.us/join/jc/87191331005>

Meeting ID: 871 9133 1005

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.

Members register for no charge in just a few clicks!

This event is operated by MassLandlords, Inc. staff.

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

Want to speak at a MassLandlords meeting? Submit a speaker request.

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

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CENTRAL WORCESTER COUNTY
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BOSTON, CAMBRIDGE AND
SOMERVILLE**

Cambridge Crash Course, 8:30 am: The MassLandlords Crash Course in Landlording: Elevate Your Landlord Game

SAT
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- ★ Evictions
- ★ Lease Agreements
- ★ Security Deposit Law
- ★ Lead Paint Law
- ★ Rent Collection Actions
- ★ Code Enforcement Actions

COMMERCIAL & RESIDENTIAL REAL ESTATE

- ★ Purchase-and-sale Agreements
- ★ Lease Agreements
- ★ Title and Settlement Services
- ★ Title Issues
- ★ Title Insurance Claims
- ★ Real-estate Litigation
- ★ Condominium

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

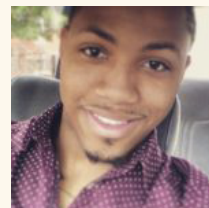
This fast-paced course is strictly limited to 16 participants to allow for detailed discussion and Q&A. Course tuition includes:

- Small group session with the Executive Director, a trained presenter and experienced landlord, and the attorney.
- A comprehensive agenda, see below.
- Your choice of two books:
 - o *Every Landlord's Tax Deduction Guide* by NOLO,
 - o *The Good Landlord* by Peter Shapiro,
 - o *Getting to Yes* by Roger Fisher, and/or
 - o *The Housing Manual* by H. John Fisher.
 - o *Renovation 5th Edition* by Michael Litchfield
- A bound summary of all material presented.
- Breakfast pastries, coffee, tea.

- Lunch sandwiches, sodas, chips, cookies; all dietary requirements satisfied, please notify us when you purchase a ticket.
- A MassLandlords ballpoint pen.
- A MassLandlords certificate of completion and permission to use "MassLandlords Crash Course graduate" on your marketing material.

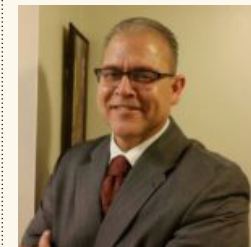
You will receive a box packed with your personalized signed certificate, your choice of two books, course notes, pen, and half a dozen other pieces of literature.

COURSE GRADUATE TESTIMONIALS



"I simply wanted to reach out and express just how happy I am to have attended the landlording crash course. The presentation and delivery of the information was flawless

and I certainly have walked away with a greater understanding of the intricacies that govern being an above average landlord/manager." - Michael Murray



"Mr. Quattrochi presented the course in a comprehensive and easy to follow step-by-step format. His PowerPoint presentation was provided to us, in

a binder, as part of the course, and I took notes right on the pages. I find this part to be an effective tool because I can refer to it anytime I need to follow procedure.

There's more to it, but for a fun day, I personally, recommend this course to anyone in the Real Estate landlording/ investing business, beginners in this profession as well as experience professionals." - Edwin Rivera

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

-- *impressive value!*" -Dawn

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

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

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

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

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



MassLandlords Executive Director Doug Quattrochi



Attorney 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



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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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helpful educational content. Your purchase of an event ticket sustains our nonprofit model.

**SATURDAY, SEPTEMBER 19TH
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
- Getting the right applicants.
- Small business branding tips and tricks.
- Where to advertise.
- 10:05 - Break for ten minutes
- 10:15 - Finish marketing and advertising
- 10:55 - Applications and tenant screening
 - o Criminal, credit, and eviction background checks.
 - o Discrimination and fair housing.
 - o Interactive tenant screening workshop.
 - o Section 8.
- 11:50 - Break and Lunch; presentation continues over lunch
- 12:00 - Tenancies
 - o Lease vs Tenancy at Will.

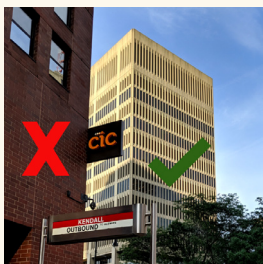
- o Move-in monies.
- o Security deposits.
- o Pet rent.
- 1:10 - Warranties and covenants
 - o Water submetering.
 - o Sanitary code.
 - o How to raise the rent fairly.
 - o Support animals.
- 1:40 - Break for ten minutes
- 1:50 - Dispute resolution
 - o Eviction notices to quit.
 - o Court process.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

Please note that end time may vary based on questions.

LOCATION

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

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



ACCESSING FROM THE T

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

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

PARKING

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



FOOD

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

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

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

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

PRICING

Open to the public. Membership is not required!

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

This event will not be recorded.

Purchase your ticket in just a few clicks!

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

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

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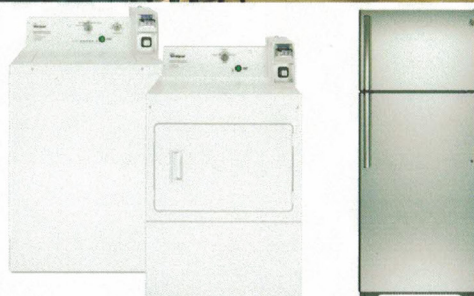
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