



AUGUST 2026

Rent Control Result in Portland,
Maine: Property Owners Pay
Millions More Per Year in Taxes

MUC Acquires Its First Parcel,
Launching Statewide Educational,
Environmental Mission

Ballot Question
Would Allow Single-
Family Home
Construction on
5,000 Square Feet
by Right

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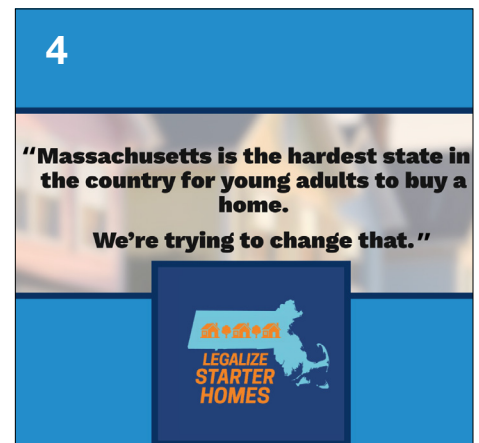
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LETTER FROM THE EXECUTIVE DIRECTOR

Income and Expenses

Our Letter from the Executive Director for August 2026 details work we're doing to increase revenue and decrease costs for members.

We're past rent control crisis 2026, but the truth is rent control is coming back for 2028. Also, they've been preparing to turn the next screw with the Tenant Opportunity to Purchase Act. The lesson is that we need a lot more revenue. We need to operate with a lot less cost. We need our bank balance to be growing for the next fight. And we need to do so much more than fight bad policy ideas. You have housing and we can help you operate it. To do more, we need to make sure the MassLandlords income statement is healthy.

We're cutting costs. We discuss in this edition that we're eliminating the flipbook format of the newsletter, Issuu. We are exploring moving away from Intuit QuickBooks for payroll. And we've loaned part-time hours for two team members to RentHelper. There's more we can do, including eventually extending our payments system to allow members to pay by bank account instead of credit card.

We have to increase revenue for a variety of reasons. First, the price of the print newsletter hasn't been adjusted for inflation in years. Each edition printed costs twice what we charge. We will fix this. Second, we are overdue for inflation-based increases to dues. Our last increase was two years ago, since which time inflation has been 6% combined. We've spent a lot of development effort the last four years rolling out price per unit with a monthly payment option. This now aligns our pricing with how the rental market operates. As of this month, nearly all members have access to the new billing system. Third, I continue to do far too much myself. I am basically unreplaceable, given how little my role gets compensated for the breadth of skills required. We need the ability to hire.

I've heard from a few folks that dues are expensive. The reality is dues should be paying for themselves. We have to proactively leverage our benefits. There are two dozen benefits and step-by-step instructions for how to access them. You can email hello@masslandlords.net and we will help you.

I say regularly in my fundraisers that we needn't be outgunned in the policy arena: Every month our members collect something between \$50 million and \$100 million of rent. (The math is simple: 20 units owned on average, times \$1,500 average statewide rent, times 2,600 members. I rounded down and up to the nearest \$50 million to come up with a range. Not all members have to report their units. Rents vary widely.) Overall, we are a force to be reckoned with!

The trouble with this revenue figure is that our housing is very expensive to operate. I know full well that none of us has the money we need for the projects we want to do: roofs, siding, kitchens, plumbing. It all costs a lot.

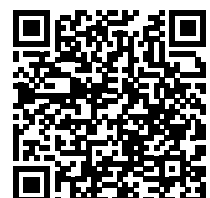
But think of how much more it would have cost you without MassLandlords! You'd be staring down rent control. The deleasing credit would be half of what it is. There would be little to no opportunity to access Mass Save for rental housing. You wouldn't be allowed to motion for rent escrow in court during an eviction proceeding. There would be no RentHelper for tough tenants, and no Massachusetts Urban Conservancy for junk land.

Together we're creating better rental housing. We're managing our income and expenses. Please do likewise: Learn to use your benefits and make sure dues are paying for themselves, if they are not already. Remember we're here to help you.

Sincerely,
Doug
Executive Director
MassLandlords, Inc.



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Ballot Question Would Allow Single-Family Home Construction on 5,000 Square Feet by Right

By Kimberly Rau, MassLandlords, Inc.

The Legalize Starter Homes campaign seeks to remove restrictive lot size minimums to encourage new housing creation.

Amid the loud debate over rent control, a second housing-related ballot question that would remove overly restrictive lot size minimums slipped under our radar. Unlike rent control, this initiative could actually do something to help fix the housing crisis.

If passed, the ballot question would override local lot size restrictions, and allow by-right construction of single-family homes on lots of just 5,000 square feet. That's an area just under an eighth of an acre. Lots would need to have at least 50 feet of street frontage, and access to public sewer and water services. Incidentally, 5,000 square feet is also the typical lot size for a triple-decker in Worcester. Allowing a single-family home seems easy by comparison.

"With the median home price approaching \$700,000, young families, workers, and seniors have been priced out of the communities they love," states Legalize Starter Homes, the group officially backing the ballot initiative.

"Restrictive local zoning rules have allowed a small number of opponents to block the critical construction of the homes Massachusetts desperately needs," their main page continues.

The ballot question does not require any owner to subdivide their existing

lot. Nor does it require any town to grant an owner's request to subdivide. It merely allows owners of smaller lots to build if they want.

Many Massachusetts cities and towns have minimum lot sizes far above 5,000 square feet. Some have one- or two-acre lot size minimums. According to data from the [National Zoning Atlas](#), 99% of single-family zoned land in Massachusetts has a minimum lot size. More than half of those lots are in areas that prohibit building on lot sizes less than one acre. Worse, 24% of those lots are in areas with a two-acre minimum.

The Greater Boston area encompasses 187 cities and towns. Of those, 95 have one-acre lot size minimum requirements. Worse, 14 of those communities have

two-acre minimum requirements for 90% of their land, according to an article from [Re:Main Places](#), which supports the ballot initiative.

The ballot question is gaining attention outside of Massachusetts. The [New York Times](#) editorial board supports Legalize Starter Homes' initiative.

"When it comes to housing policy, the state of Massachusetts is often a bystander, allowing town governments to impose classic 'not in my backyard' policies," stated the New York Times in its editorial.

"This November, Massachusetts has a chance to do better," it continued. "It can live up to its self-image as a progressive, inclusive state by passing a ballot initiative to override stifling local housing rules that harm the young at the expense of the old and the middle class at the expense of the wealthy."

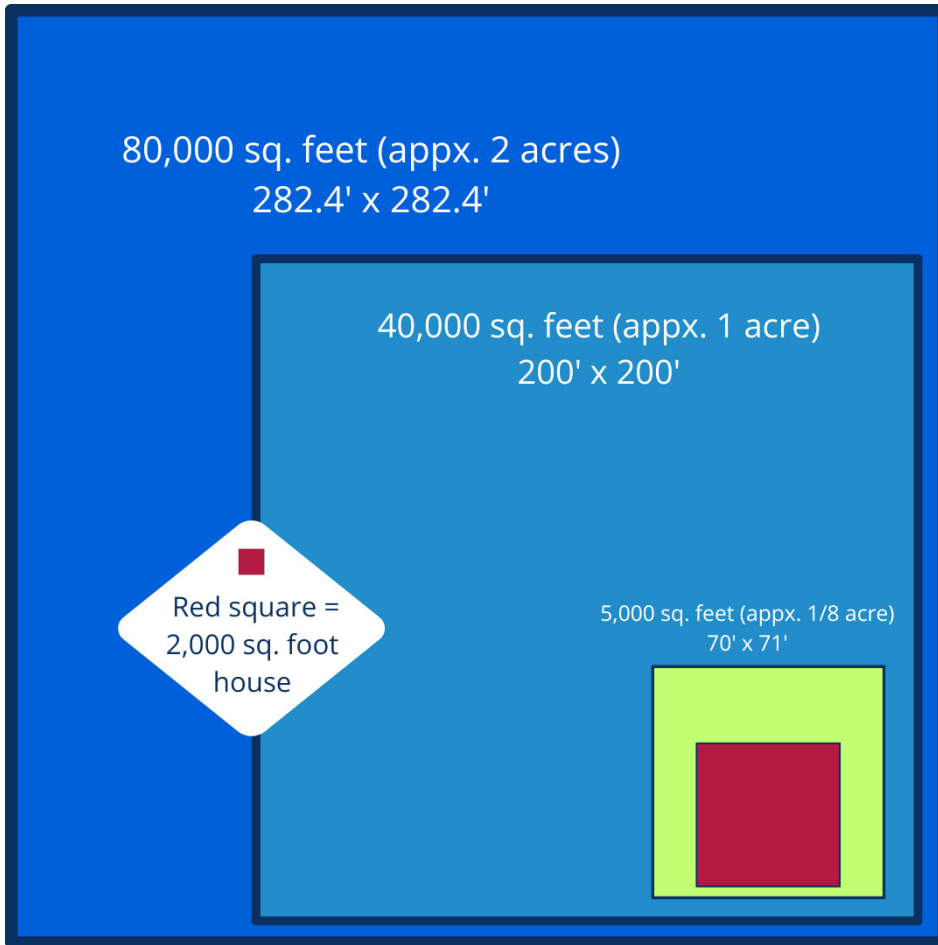
BY-RIGHT INITIATIVE COMES WITH CAVEATS

If this initiative passes in November, it will open the door to more construction opportunity. However, the baked-in exemptions will allow plenty of communities to disregard the potential new law and continue with restrictive zoning policies.

For instance, Carlisle, located 26 miles from Boston, currently has one- and two-acre lot size minimums throughout most of its residential zones. Some lots are a minimum of four acres. This should be a prime opportunity for subdividing and new construction, but because



Legalize Starter Homes' ballot question seeks to make homeownership more attainable for residents by getting rid of restrictive zoning that prohibits the construction of smaller homes. (Image: Fair Use)



Many cities and towns in Massachusetts have lot size minimum requirements that could accommodate multiple single-family homes. A ballot initiative would allow subdividing by right under certain circumstances. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

Carlisle has no municipal water supply, it will be free to continue its exclusionary zoning practices. Homes there routinely sell for over \$1.3 million.

Even closer, Dover, located 18 miles from Boston, has home prices that average around \$1.8 million and lot size minimums that range from half an acre to two acres for residential areas. If the ballot initiative passed, property owners could potentially subdivide their lots and create lots of new housing, but nearly 70% of those properties have private wells.

Even with exclusionary zoning, the aforementioned towns (and all the ones like them throughout the state) may end up with public water service eventually. Private wells are not desirable amenities.

They require lots of extensive, expensive filtering for sediment, heavy metals and radon. The water pressure after three layers of filtering is often lacking. How long will people pay more than \$1 million for a property that doesn't guarantee a good shower?

Additionally, communities will still be able to place height restrictions on new construction, and maintain their own setback and parking requirements, which could kill other attempts at subdividing lots for new housing.

CONCLUSION

Exclusionary zoning is outdated, harmful and designed to keep those not already on the property ladder from having a chance at homeownership. When

wealthy NIMBY residents attend town meetings to decry the loss of the town's "character," we have to wonder when we all became entitled to a neighborhood that freezes in time the moment we sign the closing documents. If people had done that centuries ago, many of the properties these residents live on wouldn't exist. There would be no desirable neighborhood areas in Back Bay, Harvard Square or Turners Falls. Think of your favorite "small town" downtown area where you go for summer ice cream or to see holiday lights. None of those existed until people started disrupting the existing "character" of those towns.

The pattern of pulling the property ladder up after yourself and shutting everyone else out is both elitist and untenable in a desirable, high-cost state like Massachusetts. Inequality like what we currently experience leads to strident calls for social reform, including attempts to revisit failed economic practices and systems like rent control.

Residents who want to live in a small town can continue to do so: there are plenty to choose from that don't see the same intense housing demands the eastern part of the state does. Residents who want to live in a small town with relatively quick access to the state capitol may be out of touch. We need homes for the next generation, for our workers and seniors, or everything that's good about Massachusetts will be gone in short order. [ML](#)

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to read more online



Landlord Basics: Renting to Roommates in Massachusetts

By Kimberly Rau, MassLandlords, Inc.

A basic overview of Massachusetts laws and best practices for landlords renting to roommates.

Renting to roommates is increasingly common, especially in high-cost-of-living areas. As a landlord in Massachusetts, depending on where your rentals are located, you are likely to encounter this at some point.

Data from the National Association of Realtors shows that the national median age for a first-time homebuyer is 40, the highest it's ever been. Low housing inventory means high asking prices in desirable areas like Massachusetts. In 2024-25, the share of homes purchased by first-time buyers reached a record low of 21%. As more people stay in rentals longer, and lack of inventory pushes home and rent prices higher, expect to see more people adding roommates as a way to economize.

As long as you can properly screen and approve potential additional tenants, you should be open to renting to roommates. This is especially true in a situation where your renter may no longer be able to afford the rent on their own.

This is not the same as running a rooming house, where you have individual rental agreements for each room, and everyone shares the kitchen. Bathrooms may be shared as well. Rooming houses have their own laws



Renting to roommates isn't just for college students and young professionals. Many renters are sharing space to lower housing costs. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

and are beyond the scope of this article. This article will go over some common roommate scenarios. We'll also discuss

any applicable laws surrounding renting to roommates in Massachusetts.

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SCAN TO REQUEST
A PROPOSAL

ALL ROOMMATES MUST BE SCREENED AND ON THE LEASE

Regardless of how or when a roommate comes into the picture, they must go through your standard tenant screening process and be approved. This should be the same criteria you use for all of your renters. Once approved, everyone must sign the lease. This protects you and your renters. They have an established tenancy. You have a contract that outlines the terms and conditions of that tenancy.

When you rent to roommates on one lease, instead of renting individual rooms, you are renting "jointly and severally." This means everyone is responsible for the rent and for upholding the lease. If one roommate fails to pay their portion of the rent, the other roommates are responsible for the difference.

DO YOU HAVE ROOM FOR ROOMMATES?

Massachusetts has minimum square footage requirements for living area and sleeping space, but they are not difficult to adhere to.

The total minimum living area required for one occupant is 150 square feet, and up to five occupants can live in a 550-square-foot apartment. All but the smallest rental units should be able to lawfully house more than one person.

SCENARIO 1: ROOMMATES APPLY TOGETHER

Often, a group of two or more roommates will apply for your rental when you list it. This is going to be especially common if your rental is located near a university or if the rent is very high in your city or neighborhood. Students want to live close to campus. Young professionals just starting their careers want to live near their jobs. If that university or job is in Boston, for example, many won't be able to afford the rent on their own.

As long as you have the space, renting to a group of roommates is no different from renting to a couple or a family with several adults. Screen all applicants, and make sure everyone is on the lease.

SCENARIO 2: YOUR RENTER WANTS TO ADD A ROOMMATE LATER

You could have a renter who wants to add someone to the lease after they've already moved in and signed a rental agreement. Often, this is for economic reasons. Sometimes it's because you initially signed a group of roommates (or a couple), and someone now wants to move out. The renter needs to replace that person because they cannot afford the rent on their own.

Other times, a renter may have qualified for the rental on their own, but circumstances have changed. Now they can no longer easily afford the entire rent. They may have lost a job or had an unforeseen major expense.

As always, communication is key. You should be open to adding a roommate. Refusing could result in the cost of living becoming too high for your renter. Eventually they might not be able to afford the apartment. Talk with your renter and explain that anyone they want to add to the lease must complete the same tenant screening process they did.

This protects everyone.

Once the new person is approved, you can draw up a new lease with everyone on it, and end the old one. If the lease is changing because someone else is leaving, make sure you return or “roll over” old deposits. Collect new ones as necessary.

SCENARIO 3: YOUR RENTER MOVES SOMEONE IN AND DOESN'T TELL YOU

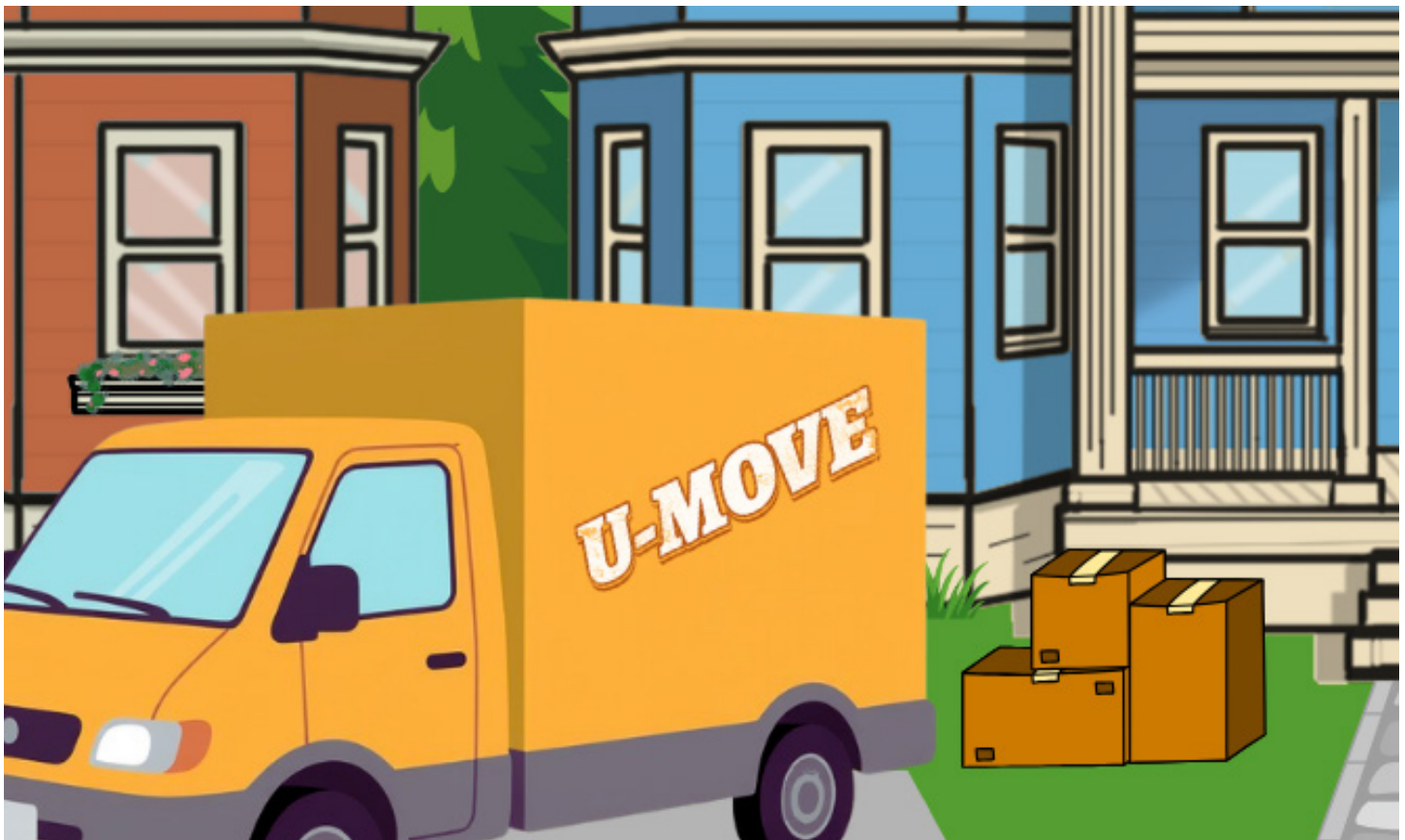
In this situation, you discover someone you don't know is living in your rental with your tenant. Maybe your renter moved someone in without telling you. Maybe they're telling you they simply have a guest, but that guest has been there a long time. Either way, there's someone new in the rental and your tenant wants them to stay.

Once you find out about the new person, the easiest thing to do is screen the new occupant and add them to the lease. But you must have a conversation with your renter first. Remind them that their rental agreement says all adults over 18 must be on the lease. If they are unwilling to add the new occupant to the lease, or the new person cannot pass screening, ask the new person to leave. If they have been there awhile, they may be considered a tenant already. Be prepared to evict them if there is not a good reason they should stay in your unit. Read more in depth about [unauthorized occupants](#) in a rental.

CONCLUSION

In our current economy, everything is expensive. This is unlikely to change anytime soon. Roommates are a fact of life for many people who can't afford or don't want to live alone. Being prepared for the possibility will make you a better landlord. [ML](#)

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It's common for renters to want to move with roommates for financial or social reasons. Just make sure you know who's living in your rentals. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)

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Parking Minimums: MassLandlords Testifies in Favor of Reduced Parking Minimums in Worcester



MassLandlords Executive Director Doug Quattrochi spoke in favor of reducing parking minimums in the City of Worcester on June 25, 2026. Paraphrased, “We can let the market decide how much parking to add.”

On June 25, 2026 MassLandlords spoke in favor of zoning reform in Worcester to reduce parking minimums.

On June 25, MassLandlords Executive Director Doug Quattrochi and member Rich Trifone testified before the City of Worcester’s Economic Development Committee in favor of a proposal to reduce parking minimums citywide.

Reducing parking minimums does not mean that property owners would be required to eliminate spaces. Reducing the *minimum* would mean only that property owners would be allowed to add units or change use without having as much parking on-site. Currently the zoning code specifies more parking than is needed. If reduced parking minimums ever resulted in a shortage of parking (rare), residents and customers could park off-site at a meter, on side streets or in a public garage.

Member Rich Trifone shared how he was unable to create new housing because he was one space short of the two-per unit minimum on a single unit (there were half a dozen spaces already on that lot); under reduced parking minimums, he would have been able to create that housing.

There is no specific proposal yet. The purpose of the hearing was to find out what concerns councilors may have. Any change would only take place after the Economic Development Committee and

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City Council endorse a specific proposed amendment to the zoning ordinances changing the parking requirements for a host of specific residential and commercial zones.

The proposal will be drafted by staff at the Department of Transportation and Mobility.

Below is Quattrochi's testimony as prepared. Actual delivery varied from the script in immaterial ways. The video of both speakers is available online.

SAMPLE OF PREPARED TESTIMONY

I'm Doug Quattrochi, a resident of Worcester and also Executive Director of MassLandlords. I'm speaking in support of item 3c, to reduce parking minimums. The recommendation to reduce parking minimums comes from Worcester Now | Next, which is the long-range plan adopted by the Worcester Planning Board in March 20, 2024. Rental housing providers had substantial input

to the plan's drafting. We support its recommendations.

Now | Next promises to free small business owners to reinvest in Worcester by building new facilities, especially housing, with more flexibility than is currently allowed. There are many neighborhoods where reducing parking minimums would have little to no impact because they were built before cars and there are good alternatives to travel by car, many of which the city is supporting including walkability, bikeability and bus service. Plus we have rideshare.

There's a study of Buffalo of four years of no parking minimums citywide (Hess and Rehler, 2021): 47% of major developments had less parking than previously was permissible, and half of mixed-use developments had less parking. This strongly supports the idea that previous parking minimums were excessive. Developers had to present a plan justifying -- based on the use cases

-- how many residents or customers of each unit would be walking, biking or busing to or from the building. Some chose to provide parking at or above the minimum, but half did not.

We desperately need more housing and labor to work on housing, and this means doing whatever we can to reduce parking minimums and create more space for people. 

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to read more online



Rent Control Result in Portland, Maine: Property Owners Pay Millions More Per Year in Taxes

By Eric Weld, MassLandlords, Inc.



Portland, Maine, the state's largest city and a popular tourist destination on the south coast, has had to increase taxes for single-family, condominium and rental property owners since enacting rent control in 2022, to make up for lost revenue as property values have slumped. (Image License: CC BY-SA Kenneth C. Zirkel-Wikimedia Commons)

Portland, Maine, enacted rent control in 2021, depressing property values and shifting the tax burden onto single-family, condominium and rental property owners.

Portland, Maine, is halfway through its fifth year under rent control, and grappling with a shrinking tax base as a result.

Portland voters approved rent control in November 2020, with the law taking effect on Jan. 1, 2021. The policy empowers the city to set the annual allowable rate of rent increase based on a formula of 70% of the change in CPI-U for the Greater Boston metro area, announced on Sept. 1 each year. During the five years of Portland rent control, increases have averaged 3.6 percent, but that's skewed by the high-inflation year

of 2022, which resulted in an allowed increase of 7% in 2023. In the most recent three years – 2024 to 2026 – average increase allowances have been 2.23%.

The city's rent control policy also:

- allows only one rent increase within any 12-month period, regardless of whether tenancies have changed;
- requires 90 days' notice to tenants prior to a rent increase;
- allows a 5%-plus-allowable percentage increase between tenants, as long as the previous tenancy was terminated voluntarily by the renter;
- is timed such that rent increases will always lag inflation numbers: The increase rate is announced Sept. 1 to take effect the following Jan. 1, but cannot realistically be put into practice by most landlords until the following summer lease-up season.

- established a rent control board, appointed by the city, to adjudicate rent increases outside the general policy.

The most notable impact rent control has made on Portland is a reduction in property values. When rent revenues are restricted, a rental property's valuation is, logically, reduced. It's not valued at the same rate it would be if rents were market-based.

A study by the Maine Policy Institute shows a reduction in Portland's tax base of 3.2% to 5.4% since rent restrictions were enacted. In order to maintain levels of public service that are funded by property taxes, Portland has had to raise tax bills for rental and single-family property owners. The same study shows single-family and condominium owners shouldering 63% of that tax burden, paying between \$6.3 million and \$10.6 million more per year in taxes.

For Portland landlords, the financial shift may be more pronounced. On top of tax increases to subsidize rent control, insurance rates continue to increase, as do costs for upkeep and building maintenance. A 2.2% increase in revenue – the recent average rent increase allowed under rent control – is unlikely to come close to covering the combination of operating expense increases, without even considering return on investment.

Setting rent control limits below inflation year after year is an obvious detriment to business solvency. The constitutionality of mandating business owners to accept revenues below inflation is dubious.

SLOWDOWN IN MULTIFAMILY HOUSING CONSTRUCTION

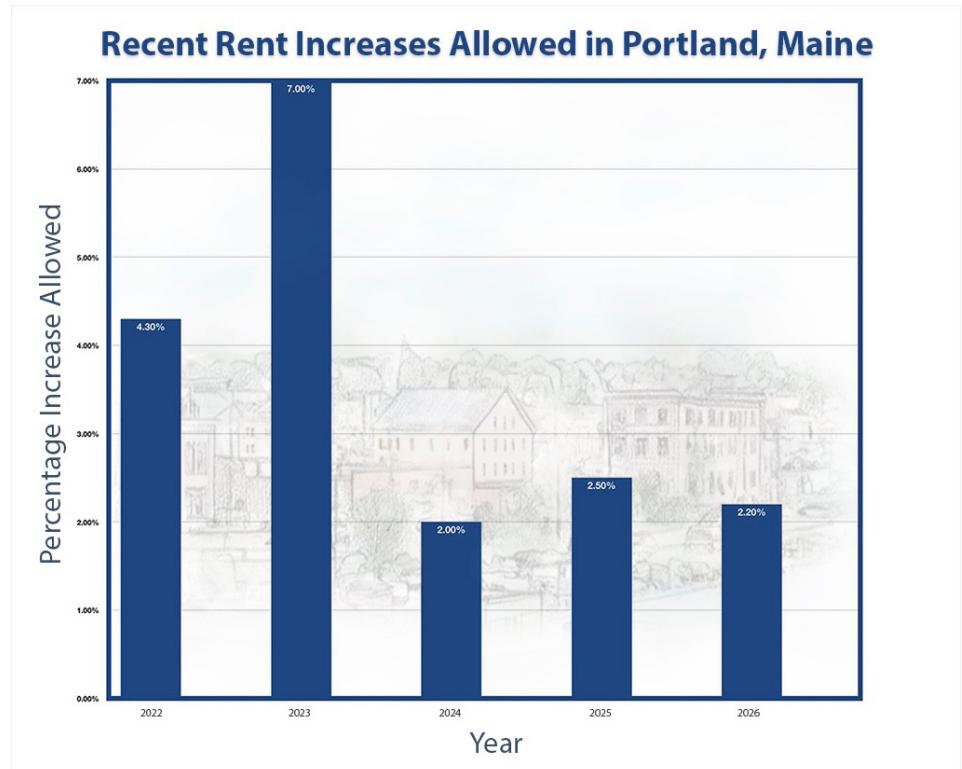
Unlike most cities that have adopted rent control, Portland has not suffered the same precipitous drop in multifamily housing permitting. However, as with other cities under rent control, new housing construction has seen a slowdown.

We've written in depth about housing development losses in St. Paul, Minn. (80% drop in approved multifamily permits), and Montgomery County, Md. (96% drop), coinciding with their rent control enactments.

At first glance, Portland has not experienced similar drops in housing permits. In fact, Maine's largest city approved more than twice as many housing permits in the five years since rent control was enacted than in the five years preceding. From 2016 to 2020, the city approved 1,902 housing units. From 2021 to 2025, it approved 4,556. These figures include non-rental properties.

Permit approvals don't tell the whole story because they don't always result in construction. While some rent control proponents applaud the city's record-setting pace of permit approvals, others point to the record drop in construction. People are pulling permits for deals that subsequently fall through.

Because the record high permit approvals were mostly due to a few large apartment projects, as those building projects have stalled, the gap has widened between units permitted and those built



Portland's rent-control ordinance, enacted in January 2022, empowers the city to set allowed increases for all non-exempt rental properties based on 70% of the increase in the Consumer Price Index (CPI-U) for Boston-Cambridge-Newton, MA. This table shows increases allowed since the policy took effect, an average of 3.6% (2.23% over the past three years). Allowed increases are announced each year in September, to take effect the following January 1. Image: Rent Increase Table Data Portland ME Gov Image Derivative Public Domain MassLandlords

or under construction. Following a record year in 2023, when 780 units were completed, and 2024 with 582 units, 2025 saw a year-to-year record drop of 68% in completed units, down to 187. That's only 13% of the 1,420 permitted units approved that year (some completed units may have been permitted in previous years).

While rent control and rising construction costs are part of the reason for the slowdown, the city's inclusionary zoning (IZ) law may also be damping new construction. The IZ ordinance requires new residential projects of 10 units or more to make at least 25% of the units affordable for residents earning 80% or less of Area Median Income (AMI), or pay a fee to the city instead, of \$186,087 per noncomplying unit. That IZ law was amended from its original version in 2020, to the frustration of builders and investors, upping the affordable unit requirement from 10% for those earning 100% or less of AMI.

Both the IZ and rent control laws are slated for consideration by the Portland City Council, which will focus on the rent control policy in January 2027. The Portland city charter prohibits any changes to laws passed by referendum for five years. In anticipation of the city council's scrutiny of the law, the Greater Portland Board of Realtors commissioned a study in 2025, "Evaluating the Impact of Rent Control on Property Tax Burdens in Portland," that yielded some of the statistics cited above. A lobbying effort is underway prompting the city council to amend the rent control law.

A COMPARISON: SOUTH PORTLAND RENT CONTROL

As a side-by-side comparison, South Portland, a city less than half the size of Portland that sits across the Fore River from its larger counterpart, also enacted a different form of rent control. The smaller city's policy, which took effect in 2023, was a 4-3 vote city council approval

that caps rent increases at 10% for rental buildings of 15 units or more, a smaller fraction of the rental property stock than in Portland.

South Portland's rent control also requires a 90-day notice for rent increases. But unlike Portland, it did not establish a rent control board to oversee disputes and approve rent increases beyond the ordinance.

South Portland's law, in place for about three years, has yielded less resultant data than Portland. South Portland is also much smaller, with a population of about 27,000, compared with Portland's 70,000, so the housing impact is less pronounced.

Still, even with the smaller sample, it seems clear rent control has stifled South Portland's new housing pipeline more drastically than Portland's. In the three years (2020-22) before South Portland's rent control ordinance, the city approved 326 multifamily housing permits, compared with only 36 since (through April 2026), according to HUD Office of Policy Development and Research building permit statistics. That's an 89% drop in housing permits since rent control was enacted in South Portland, a rate on par with other, larger rent-controlled communities we've analyzed.

NET NEGATIVE RENT CONTROL OUTCOMES

It's unclear why Portland's multifamily housing permits have remained strong after rent control took effect, unlike other communities whose housing permits have withered. Portland may be an outlier as a very popular coastal city experiencing a protracted boom of tourism. And, upon deeper analysis, its permitting isn't translating to completed housing units. A slowdown in actual housing availability, including affordable housing, remains the result.

Housing in any community is a complicated balance of supply, demand, socioeconomic conditions, local and state laws and a slate of other factors. There are many moving parts.

Even with its full pipeline of potential multifamily housing, it's questionable whether Portland's rent control ordinance is succeeding at its intended objective. It may be forcing cheap rents for the segment of tenants who live in controlled rentals. But it has shifted the tax burden onto single-family, condominium and rental property owners. The city has seen a slowdown in housing construction at a time when more housing is desperately needed. And landlords are increasingly unable to keep up with operating

expenses when revenue growth is constricted below inflation.

Those are the common outcomes for every city or region that has imposed rent control.

Thankfully, for the time being, we don't have to worry about the economy-depressing results of rent control. In late June, MassLandlords, in coordination with the Housing for Massachusetts statewide campaign, defeated rent control at the Supreme Judicial Court.

But rent control is likely to soon be back. Please [become a member](#) or [sign in](#) and [make a donation](#) to help us recover from our costly rent control victory, take on the fight next time around and save us all from Portland's fate. 

Point your camera app here to read more online



Rent Stabilization A Measured Alternative to t

We Got Here

s with willing parties — real estate
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ed party was excluded.

The
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ases capped at the lower of CPI or 5% — no
no tenant eviction protections, no fair return

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ARTICLE YOU MAY HAVE MISSED

Rent Control Ballot Question Defeated for 2026; Donations Still Needed

On June 23, the Supreme Judicial Court struck down the attorney general's certification of the rent control ballot question as unconstitutional. There is no ballot question, and no expected rent control compromise anymore.

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MUC Acquires Its First Parcel, Launching Statewide Educational, Environmental Mission

By Eric Weld, MassLandlords, Inc.

The Massachusetts Urban Conservancy acquired its first property in July, embarking on its long-term vision of creating a statewide series of protected urban natural spaces.

When MUC, the Massachusetts Urban Conservancy, an offshoot of MassLandlords, signed closing documents at the beginning of July for a property in Randolph, Mass., it officially embarked on its mission of acquiring unbuildable lands donated by members and putting them to their best use.

As in the case of its new Randolph property, MUC aims to remove the burden of unbuildable plots of land from their owners and use the sites for educational purposes, and to bolster their environmental health.

With the Randolph acquisition completed, MUC now turns to a list of MassLandlords members who wish to also donate their unused land to our mission. These members recognize the opportunity: They will rid themselves of the annual tax burden, as well as the costs to maintain and, in some cases, insure the land, while knowing it will be used to help educate students, improve neighborhoods and help the environment.

The Randolph parcel, a small sliver of wooded land on Millhouse Avenue, was generously donated to MUC by the Sudnovsky Family Trust, which owned the lot for more than 50 years.

MUC worked with trust executor Don Sanders, who expressed the trust's wish to transfer the land to someone who would

retain it as undeveloped, semi-wild green space. Sanders was the first to respond to MUC's original outreach to landowners to donate their land to MUC and realize the benefits of doing so.

Our offer to donate unbuildable land remains open to MassLandlords members in good standing. If you're an owner of unbuildable land, stuck paying taxes on it year after year, and maybe maintaining and insuring it, join our waitlist of land donors. You'll soon have the opportunity to save potentially thousands per year, and we will ensure the land remains a vital piece of undeveloped urban green space forever. Send an email to eweld@muc.bio if you have land you'd like to donate to MUC.

MUC was enabled to acquire the Randolph property with assistance from a grant from the state Executive Office of Energy and Environmental Affairs, received in May 2026. The grant paid for legal costs, and will support surveying and environmental assessments.

The grant is supplemented by funds raised in summer and fall 2025 through a GoFundMe crowdsourcing campaign.

FOCUS ON ENVIRONMENTAL EDUCATION

In particular, MUC focuses its mission on land parcels in environmental justice communities such as the one in Randolph. We aim to restore biodiversity and pollinator habitats on the land parcels while inviting the public to enjoy the green space, and young students to use it for environmental education.

We also plan to partner with nearby schools in Randolph and other communities to develop

science and environmental education teaching units using our properties as living laboratories.

We invite connections with educators across the state to work with us, through our donated lands, to craft curricula around science topics such as urban ecology, animal behavior, biogeochemical cycles, tree growth, interactions among ecosystem organisms, and more.

Young students, many of whom may rarely step into natural, undeveloped land, will have an opportunity to see, touch, smell and hear nature in action, and learn about natural phenomena right in their backyards.

If you have connections to educators in your region, let us know.

NEXT STEPS

With ownership secured of its first land holding, MUC will now take steps to stake the lot and assess its soil and vegetation. This will help determine any further environmental actions needed.

We continue to seek additional funding to support our plans to acquire more land, and to remove invasive vegetation from the Randolph property. We know from visual inspection that the newly acquired lot contains knotweed, a highly invasive, non-native plant that muscles out other plant species and reduces diversity. It also contains other non-native vegetation.

Once cleared of invasive plants, we plan to plant native species that will balance and enhance the diversity of species there, as well as invite pollinators by offering food for native animals and insects. More plant and animal species diversity translates to a healthier



This sliver of unbuildable land, in a residential neighborhood in Randolph, Mass., now belongs to the Massachusetts Urban Conservancy (MUC), an offshoot of MassLandlords, the nonprofit's first acquisition. MUC plans to remove invasive vegetation and plant native plants and trees, restoring biodiversity and pollinator habitats, and open the parcel for public enjoyment and nature education for local students. If you own an unbuildable chunk of land, and are tired of paying taxes on it year after year, donate it to MUC; email eweld@muc.bio. Image: CC BY-SA MassLandlords

ecosystem that ultimately affects humans' consumption of food, medicine, clothing and other plant-derived products.

FIRST OF MANY

The Randolph property we just secured is the first in a series of unbuildable, urban parcels statewide.

We call on MassLandlords members to help us (and help themselves) in providing and protecting semi-wild green spaces in cities, where residents can experience nature right in their neighborhoods. In too many cases, urban residents, especially those in environmental justice communities, do not have access to greenery – trees, bushes, flowers, pollinating animals, natural shade and emitted chemicals, like phytochemicals, that help strengthen immunity – and its many benefits.

We want urban dwellers to see, walk through and experience wooded, undeveloped space with all their senses without having to drive out of the city, and reap its benefits for their lives and their children's lives.

MUC is one of very few conservancies to focus on urban areas. Large tracts of land are protected in rural, non-urban regions, many of them owned by well-established conservancies and land trusts. We applaud the work of these organizations for their contributions to the environment.

But cities are where most people live, and where biodiversity and pollinators are disappearing fastest, robbing residents of opportunities to ever be in nature. MUC aims to offset that detriment by acquiring unbuildable urban lots and making sure they remain unbuild,

green nature preserves for residents there to enjoy.

Our newly acquired property in Randolph is the beginning of that long-term objective.

Are you paying for and maintaining unbuildable land? Join our mission, contact us today about donating your land to MUC. [!\[\]\(e3275251d0893157c3584e20c81dc3ba_img.jpg\)](#)

Point your camera app here to read more online





INtheNEWS

Compiled by Eric Weld, MassLandlords, Inc.

MassLandlords media mentions and appearances by association representatives

This edition of MassLandlords In the News features comments in various media on the spring rent control ballot initiative, rental fees and potential legislation mandating maximum temperature control in apartments.

JULY 3, 2026

A Boston Globe article by Kate Selig and Emily Spatz included commentary by MassLandlords Executive Director Doug Quattrochi about the costs of installing cooling systems in rentals in the event legislation were passed mandating maximum temperature restrictions across the state.

Some cities in the sun belt region, including Phoenix, New Orleans and Dallas, have enacted maximum temperature laws, and New York City and Los Angeles are considering such legislation, the article reports. Some in Massachusetts are lobbying for such a law in Boston or even statewide.

At question is who would pay for installing air conditioners or more efficient heat pumps in rentals, as well as subsequent increases in energy bills to run the systems in hot weather.

Quattrochi is cited in the article noting that air conditioners can run to hundreds of dollars per unit, and heat pumps can cost tens of thousands of dollars for a single apartment.

The only way to implement such mandates while avoiding rent hikes to pay for installations would be to increase funding for Mass Save, Quattrochi states in the article. Mass Save is the state's energy efficiency coalition that provides financial incentives for energy-saving measures in households. The Mass Save budget, which is funded in part through consumers' utility bills, is in jeopardy as the legislature considers slicing its funding to reduce household energy costs.

"At MassLandlords, our mission is to create better rental housing, including cooler housing," Quattrochi comments. "If we can find a way to work together to do it, let's do it, but I don't want another thoughtless solution."

[Read the article.](#)

JUNE 2026

Quattrochi contributed to a video by Renuka Balakrishnan for GBH News, posted on YouTube, about tips to navigate a rental search in Boston without getting swindled. In particular, Balakrishnan looks at brokers' fees and how the dynamic has shifted for renters since a law was passed last year requiring landlords to pay for brokers' services when they hire them.

Balakrishnan takes viewers on a tour of her own apartment search, in which she is illegally charged for brokers' fees at one point, and encounters several misleading or confusing ads, some listing brokers' fees as part of move-in costs.

"The landlord can take only four things," Quattrochi outlines in the video, "first, last, security and the cost of changing the locks. So there can be no pet deposits, there can be no application fee, no credit check fee, no hold fee."

Despite the state law banning fees beyond the four listed by Quattrochi, Balakrishnan reports in the video that at one point she was illegally charged an application fee. She was able to get that fee refunded.

Balakrishnan also discusses the condition unique to Boston and other



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“college towns” in which many lease move-in dates citywide are built around Sept. 1, the beginning of most college terms. As a result of that move-in, people moving out just before that date sometimes leave their units in poor condition for the next tenant, and often deposit unwanted furniture and junk items on the sidewalk for trash pickup.

“A large landlord that has an experienced team will manage an overnight turnover,” says Quattrochi. “They can repaint, they can clean, they can fix stuff. A small landlord cannot do that.” Balakrishnan advises new tenants to take pictures of the unit upon move-in, to reinforce claims of unfitness later, if necessary.

Despite the obstacles Balakrishnan documents in the video, she concludes that living in Boston is worth going through the complicated apartment search.

[View the video.](#)

MAY 16, 2026

Quattrochi was quoted in a Fall River Reporter article by Ella Adams that covered a public panel about the since-defeated rent control ballot question and outlined how the policy could detrimentally affect small landlords. If it had passed, the rent control policy may have wiped out some landlords of affordable units, further exacerbating Fall Rivers’ and the state’s housing shortage, Adams writes.

“I’ve had people tell me, since it was first debated with the AG’s office last August, that they’re holding units vacant longer, they’re converting to condos, and all this naturally occurring affordable housing in the MassLandlords network is going away already,” Quattrochi is quoted, referring to the rent control ballot initiative. “We really don’t want this to pass, because it will go away even faster if it becomes a reality.”

The article includes comments by Sen. Pat Jehlen of Somerville, who supported

the rent control ballot question, posing if there were space for negotiation or compromise among opponents and proponents.

Quattrochi responded, notes the article, echoing MassLandlords’ advocacy during the past year for a form of rent control that would compensate landlords using public funding.

“If the city of Somerville or anyone else wants to allocate an amount, like you allocate for your teachers, to a kind of rent control system that is, in effect, rental assistance – yes, that makes a lot of sense to work together for. But as I said before, housing isn’t free, and somehow the cost of it has to be covered.”

[Read the article.](#)

MAY 13, 2026

MassLandlords was cited and Quattrochi quoted in a Boston Globe article by Robyn A. Friedman about accidental landlords. Friedman writes about people who have become landlords without intending to, such as through inheritance of a rental or deciding to rent out a house instead of selling it.

In the article, Friedman refers to the rent control ballot question that, at the time, was slated for the November election, and discusses how it might affect small landlords. Many “accidental landlords” are small landlords, operating one or two rentals.

“A lot of people who don’t think of themselves as corporate landlords are going to be impacted by this,” Quattrochi comments, referring to the rent control ballot initiative if it were to be approved by voters. The rent control initiative was disallowed to be placed on the November ballot when it was ruled unconstitutional by the Supreme Judicial Court on June 23, 2026.

Friedman cites MassLandlords as “another source for both information and networking” in the article. “The organization hosts networking and training events, advocates on behalf

of landlords and tenants, and offers a voluntary certification program for landlords.”

[Read the article.](#)

MARCH 1, 2026

Quattrochi’s comments are included in a Brookline News article by Nathan Metcalf about the city’s home rule petition campaign to reenact rent control citywide. Brookline’s rent control home rule effort (which was separate from the ballot initiative for statewide rent control defeated in June 2026) requires legislative approval. It narrowly passed a state Senate vote in April and awaits action by the House.

The Brookline home rule rent control petition is uncertain in the wake of the statewide ballot initiative’s rejection by the SJC. If approved, it would allow the city to restrict rent increases to inflation plus 3% or 7%, whichever is lower, in a given year.

Brookline was one of three cities in the state with rent control when the policy was banned statewide in 1994 via a voter referendum. That ballot initiative created Chapter 40P, which has stood since. Chapter 40P bans rent control

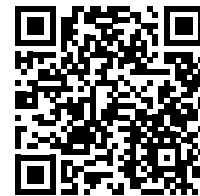
unless landlords are compensated for the loss between market rate and controlled rent rates. That rent control option is available to Brookline and any other Massachusetts municipality.

Quattrochi acknowledges in the article that such compensation would require local budget realignment.

“We would never argue against teachers, firefighters, or police budgets,” he says. “It’s all super important. But towns also fund discretionary projects like dog parks and conservation. At the end of the day, if you want rent-burdened people to remain in your community, someone has to decide how to pay for it.”

[Read the article.](#) 

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Changes to Electronic Newsletter: Issuu Subscription Discontinued October 2026

By Kimberly Rau, MassLandlords, Inc.

The MassLandlords newsletter will still be available for download, but not through digital provider Issuu.

While our monthly newsletter will still be available for download, MassLandlords will no longer subscribe to the digital

publication platform Issuu after October 2026. Publishing through Issuu allowed users to virtually page through a PDF version of our monthly newsletter like a physical magazine.

Data shows that few of our subscribers utilized the platform. Most members read newsletter content either through email or by downloading an electronic copy from our website.

Furthermore, technology company Bending Spoons purchased the digital publishing platform in July 2024. Since then, pricing changes and third-party ads have significantly changed the user experience. One article from The Magazine Production Company reported 450% price hikes and the inability to download prior published material without paying additional money to the company.

The buyout also came with a sharp uptick in the number of third-party companies that user data could be shared with. And according to various social media platforms, customer service has been lackluster since the buyout.

We continued to work with the company for two years after the buyout, but it simply isn't worth the cost anymore, especially given our relatively low member engagement with the platform.

Not to worry: You will still receive your regular newsletter email. Or, download the full newsletter PDF directly from us. [ML](#)



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Though MassLandlords will no longer subscribe to Issuu after October 2026, you can still view the whole newsletter on our site, or via email. (Image License: CC BY-SA 4.0 MassLandlords, Inc.)



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REGIONAL

MassLandlords Upcoming events

See details under each region

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

2026 SEPTEMBER

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

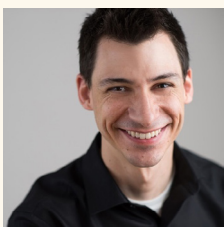
STATEWIDE

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

FRI
08/7

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, AUGUST 7TH

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

ZOOM CHAT AGENDA

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

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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: First Friday Office Hours with Doug Quattrochi August 7, 2026

Time: Aug 7, 2026 12:00 PM Eastern
Time Join Zoom Meeting <https://us02web.zoom.us/j/86414609079>

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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.

Add our entire event calendar to yours:

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

WED
08/12

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.

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 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, AUGUST 12TH

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

ZOOM CHAT AGENDA

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



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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 August 12, 2026

Time: Aug 12, 2026 04:30 PM Eastern
Time Join Zoom Meeting <https://us02web.zoom.us/j/83588834201>
Meeting chat link <https://us02web.zoom.us/j/83588834201>

Meeting ID: 835 8883 4201

Passcode: Will be emailed and viewable [online](#) Join by SIP • 83588834201@zoomcrc.com

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!

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

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

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

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Add just this event to your calendar:

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

**Third Wednesday
Office Hours with
Attorney Greenman.
No Presentation.
Open Q&A.
4:30 pm - 5:30 pm
Zoom.**

WED
08/19



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

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

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



Attorney Jordana Greenman

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

legal seminars for first-time homebuyers and small-property owners.

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

Members register for no charge in just a few clicks!

"NO SALES PITCH" GUARANTEE

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**THIRD WEDNESDAYS WITH
ATTORNEY GREENMAN NEXT ON
WEDNESDAY, AUGUST 19TH**

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

Participation is optional and flexible. We will share video, audio, slides, and screen content during the event. You

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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.

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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: Third Wednesday Office Hours with Attorney Greenman August 19, 2026

Time: Aug 19, 2026 04:30 PM Eastern

Time Join Zoom Meeting <https://us02web.zoom.us/j/84951615898>

Meeting chat link <https://us02web.zoom.us/join/jc/84951615898>

Meeting ID: 849 5161 5898

Passcode: Will be emailed and viewable [online](#) Join by SIP • 84951615898@zoomcra.com

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!**

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

Add just this event to your calendar:

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

Fourth Wednesday Office Hours with Attorney Sherwin. Recent cases and case law. Open Q&A. 5:30 pm - 6:30 pm Zoom.

WED
08/26

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

After that, we'll be having open office hours about any rental real estate legal topics you may care to bring.

This meeting is a great opportunity for members to learn from an experienced attorney.

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



Attorney Adam Sherwin of The Sherwin Law Firm



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

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

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.

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

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

ZOOM CHAT AGENDA

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

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

PARTICIPATING IN THE ZOOM CHAT

Participation is flexible. You may join by video, microphone, chat, or simply listen. Video sharing and speaking are never required.

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.

Need help joining? Our virtual registration desk opens 30 minutes before the event. Call 774-314-1896 or email hello@masslandlords.net for assistance.

ZOOM CHAT DETAILS

Your Zoom link and passcode will be emailed immediately after registration

and again on the day of the meeting. They are also available anytime on [your online event access page](#).

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.](#)

Add to Your Calendar

Google Calendar: [Add all MassLandlords events](#), [Add just this event](#)

Outlook Calendar: [Add all MassLandlords events](#)

NORTHERN WORCESTER COUNTY METROWEST

MetroWest Property Owners Association Marlborough Dinner Meeting, 5:30 pm: Annual Summer Picnic

TUE
08/11

MEET AND NETWORK WITH YOUR FELLOW MWPOA MEMBERS, FEAST ON A CLASSIC BARBECUE ORDERED BY DANA FOGG

MWPOA Members must register for this meeting on the MassLandlords Website at this link: <https://masslandlords.net/spotlight-event/2026-08-11-marlbrough/> prior to the meeting.

Please send an RSVP no later than Thursday, August 6th so we can plan on buying the right amount of food.

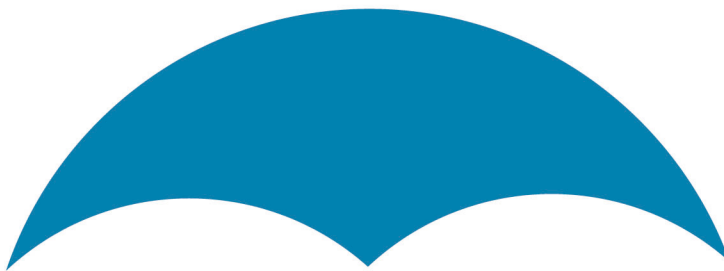
There is no charge for MWPOA Members. Non-MWPOA MassLandlords Members may also register at the above link by purchasing a \$12 ticket for the sumptuous feast and soft drinks.

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Prepare for a sumptuous feast and soft drinks.

TUESDAY, AUGUST 11TH

MWPOA DINNER MEETING AGENDA

- 5:30pm Barbecue
- 7:00pm Ends

LOCATION

Marlborough Fish and Game
1 Muddy Ln
Marlborough, MA 01752

PRICING

Open to the public. Membership is not required!

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

This event will not be recorded.

This event is operated by volunteers at a partner association.

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

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

**SAT
09/19**

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

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

- Small group session with the Executive Director, a trained presenter and experienced landlord, and the attorney.
- A comprehensive agenda, see below.
- Your choice of two books:
 - *Every Landlord's Tax Deduction Guide* by NOLO,
 - *The Good Landlord* by Peter Shapiro,
 - *Getting to Yes* by Roger Fisher, and/or
 - *The Housing Manual* by H. John Fisher.
 - *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

Graduate



MassLandlords Executive Director Doug Quattrochi



Attorney Adam Sherwin of The Sherwin Law Firm

Part of this presentation will be given by **Doug Quattrochi**, Executive Director, MassLandlords, Inc. Doug was a founding member of MassLandlords in 2013. He became the association's first Executive Director under new bylaws in 2014. Since then, he has scaled the organization from a core of 160 members in Worcester to approximately 2,500 dues paying businesses from Pittsfield to the Cape, and from an all-volunteer team to approximately 20 full and part-time staff plus 50 volunteers. Doug has been instrumental in advancing democratic governance mechanisms, including

score voting for policy priorities and a staggered and democratically elected Board of Directors. Doug also oversees the RentHelper spin-off, which is expanding access to electronic banking for those of us who are unbanked or underbanked. Prior to MassLandlords, Doug held leadership roles in various Massachusetts startups, two of which are still operating. Doug holds a Master of Science in Aerospace Engineering from the Massachusetts Institute of Technology.

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

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

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

Part of this presentation will be given by attorney Adam Sherwin. Adam

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

Purchase your ticket in just a few clicks!

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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
 - o Getting the right applicants.
 - o Small business branding tips and tricks.
 - o Where to advertise.
- 10:05 - Break for ten minutes
- 10:15 - Finish marketing and advertising
- 10:55 - 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**

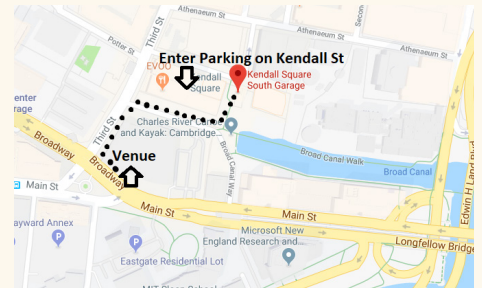
- Exit the Kendall T stop on Main St.

- 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.



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- ✓ Termination of tenancies and eviction
- ✓ Rent increases
- ✓ Angry neighbors
- ✓ Municipal fines or assessments,
- ✓ Building disasters
- ✓ Sleepless nights

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

Details and Prepayment:

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

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!**

This event is operated
by MassLandlords, Inc. staff.

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

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Add our entire event calendar to yours:

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Google calendar.

Outlook: add our entire event
calendar to Outlook.

Add just this event to your calendar:

Google: add just this event to
Google calendar.

GREATER SPRINGFIELD

Greater Springfield Meetup, 6 pm - 8 pm: Member Gathering

THU
08/13

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

Past attendees have:

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

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

THURSDAY, AUGUST 13TH

MEETUP AGENDA

6:00 pm Start

8:00 pm Meetup ends

LOCATION

Wyckoff Country Club:
233 Easthampton Rd
Holyoke, MA 01040

HOW TO GET THERE

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

HOW TO FIND US

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

FOOD

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

PRICING

This event is closed to the public.

- **Members:** No charge.

This event is operated by volunteers.

Add just this event to your calendar:

Google: add just this event to Google
calendar.

REAL MEMBERS. REAL SAVINGS.



How does
get more done.

026366036286 STN TILE TRM <A>
TILE REDUCER 3/8 SATIN SILVER ALUM
1007-112-526 BL RECVS <A>
ET PAINTS
849278014440

Subtotal : \$517.87

Pro Xtra Savings : \$65.08

Sales Tax : \$28.75

Total : \$481.54

MAX REFUND VALUE \$28.03
Pro Xtra Preferred Pricing -4.95
-----Pro Xtra Preferred Pricing-----
051652000023 INT PRIMER <A> 218.00
KILZ RESTORATION PRIMER L200205 5GL
MAX REFUND VALUE \$174.40
Pro Xtra Preferred Pricing -43.60
-----Pro Xtra Preferred Pricing-----
727396200226 HARDIEBK3X5 <A> 40.20
HARDIE BKR EZ GRID 3'X5'X1/4" 3813.40
MAX REFUND VALUE \$37.39/3
Pro Xtra Preferred Pricing -2.81
-----Pro Xtra Preferred Pricing-----
0000-439-614 3/4 RTD SHTG <A> 40.44
23/32 OR 3/4 4X8 CDX PLYWOOD
MAX REFUND VALUE \$36.80
Pro Xtra Preferred Pricing -3.64

SUBTOTAL 452.79
SALES TAX 28.75
TOTAL \$481.54

USD\$ 481.54

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