

# An Act Enabling Cities and Towns to Stabilize Rents and Protect Tenants

## S.1299/H.2103

(Sen. Jehlen & Sen. Gomez / Rep. Dave Rogers & Rep. Sam Montañó)

**Problem:** Recent data reveals that Massachusetts is now the fifth most expensive state to rent a home, with Boston now the second most expensive rental market in the country. Across the Commonwealth, housing costs are increasing at unsustainable rates and people and communities are being pushed out. At the same time that rents are rapidly rising, eviction filings are reaching pre-pandemic levels and no-fault evictions have more than doubled.

**Solution:** We must empower cities and towns to do what is right for their communities and let them enact locally-needed rent stabilization and just cause eviction protections.

This bill would:

### Stabilize Rents

- Limit rent increases to the rate of inflation with a cap at 5%

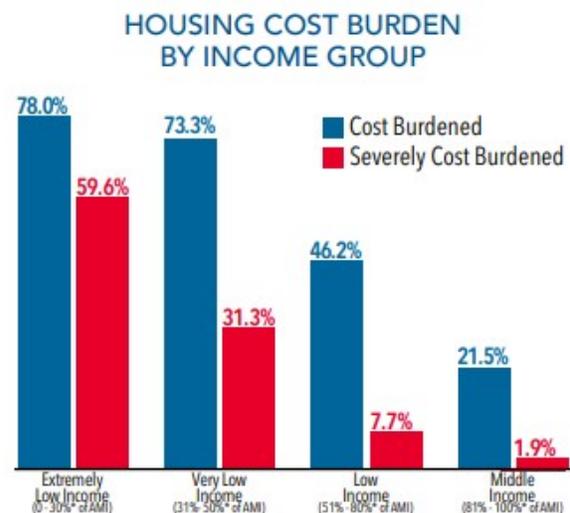
### Protect Tenants

- Ban no fault evictions
- Clarify for tenants and landlords what qualifies as a legal reason to evict

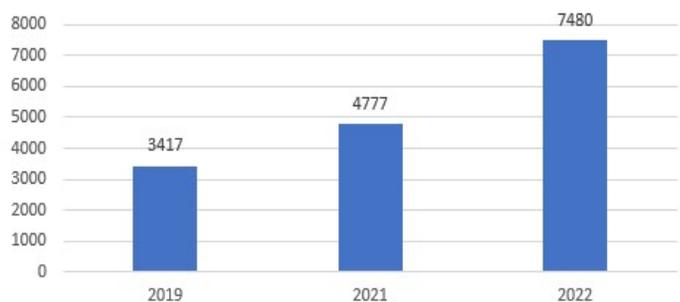
### Strike the Right Balance

- Exempt owner-occupied buildings with four or fewer units
- Exempt new construction for five years

### Massachusetts Requires the 3rd Highest Wage to Rent Without Being Rent Burdened<sup>1</sup>



### No-Fault Evictions Filed By Year



Trial Court Data; 2020 dated omitted due to the eviction moratorium

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1. <https://nlihc.org/oor/state/ma>