

An Initiative Petition to Protect Tenants by Limiting Rent Increases

- Our modern rent stabilization ballot initiative, An Initiative Petition to Protect Tenants by Limiting Rent Increases, would limit annual rent increases in Massachusetts to the cost of living (as measured by the annual increase in the Consumer Price Index), with a cap at 5%.
- We're pursuing a statewide rent stabilization policy because all working families, everywhere in the state, deserve protection from excessive rent hikes.
- This legislation will limit annual rent increases to a maximum of 5% per year, which would mean an annual increase in monthly rent of no more than \$100 for an apartment that costs \$2000 per month.
- The limit on rent increases will continue to apply when new renters move in, meaning rent cannot be drastically increased between tenants
- Our ballot measure will support small landlords, not big corporations, by *exempting owner-occupied buildings with four or fewer units*.
- It will encourage continued housing production to address housing shortages, by applying rent limits to new construction only *after* a building's first 10 years.
- Designed with input from residents and experts across Massachusetts, this modern rent stabilization policy will protect tenants from big corporate investors who unreasonably increase rents, while allowing local landlords to earn a reasonable profit and enabling new construction to address housing shortages.