

**HOUSE . . . . . No. 3721**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

***Michelle M. DuBois***

*To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:*

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act relative to avoiding Senior homelessness and maintaining Senior housing-stabilization of rents.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Michelle M. DuBois</i>	<i>10th Plymouth</i>	<i>2/19/2021</i>

**HOUSE . . . . . No. 3721**

By Ms. DuBois of Brockton, a petition (accompanied by bill, House, No. 3721) of Michelle M. DuBois relative to the stabilization of rents in cities and towns facing distress in the housing market. Housing.

[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE HOUSE, NO. 1316 OF 2019-2020.]

**The Commonwealth of Massachusetts**

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**In the One Hundred and Ninety-Second General Court  
(2021-2022)**  
\_\_\_\_\_

An Act relative to avoiding Senior homelessness and maintaining Senior housing-stabilization of rents.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

1 SECTION 1. Chapter 40P of the General Laws, as appearing in the 2016 Official Edition,  
2 is hereby amended by adding after "Voluntary and uncoerced" the following-

3 (except as described in Chapter 40P section d)

4 SECTION 2. Chapter 40P of the General Laws, as appearing in the 2016 Official Edition,  
5 is hereby further amended by adding section (d)-

6 Section (d). Exception. When individuals over 60 years reside in rental properties sold to  
7 a new owner there shall be a limit on the size of annual rent increases for the individual's rental

8 unit within its jurisdiction if the tenant shows they are on a wait list for public housing, provided  
9 that:

10 (1) Said annual limit shall not exceed the annual change in the Consumer Price Index  
11 for the applicable area in which the city or town is situated, or five percent, whichever is less, for  
12 the term of 5 years;

13 (2) Any dwelling unit offered for rent shall be subject to this act; however, any such  
14 unit in an owner-occupied building with two dwelling units or less or any unit whose rent is  
15 otherwise subject to regulation by a public authority shall be expressly excluded from this  
16 provision. This provision shall apply to dwelling units in the private housing market in which  
17 housing vouchers are used;

18 (3) Acceptance of this act shall include a set term for its duration; however, subject to  
19 formal review by the town or city, said term may be renewed.

20 (4) Any city or town that adopts a limit on the size of annual rent increases measures  
21 in accordance with this measure shall ensure that dwelling units governed by such measures are  
22 only eligible for those individuals whose income is 80 percent or less of Area Median Income.