

**HOUSE . . . . . No. 1318**

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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>1/19/2023</i>
<i>Steven Owens</i>	<i>29th Middlesex</i>	<i>2/7/2023</i>
<i>Lindsay N. Sabadosa</i>	<i>1st Hampshire</i>	<i>2/8/2023</i>
<i>Peter Capano</i>	<i>11th Essex</i>	<i>2/8/2023</i>
<i>Priscila S. Sousa</i>	<i>6th Middlesex</i>	<i>2/14/2023</i>

**HOUSE . . . . . No. 1318**

By Representative DuBois of Brockton, a petition (accompanied by bill, House, No. 1318) of Michelle M. DuBois and others 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. 3721 OF 2021-2022.]

**The Commonwealth of Massachusetts**

**In the One Hundred and Ninety-Third General Court  
(2023-2024)**

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. Section 40P:2 of chapter 40P of the General Laws, as appearing in the 2020  
2 Official Edition, is hereby amended by adding after "Voluntary and uncoerced", in line 5, the  
3 following-

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

5 SECTION 2. Section 40P:3 of Chapter 40P of the General Laws, as appearing in the  
6 2020 Official Edition, is hereby further amended by adding section (d)-

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

9 unit within its jurisdiction if the tenant agrees to apply and/or shows they are on a waitlist for  
10 public housing, provided that:

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

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

18 (3) City or towns shall ensure that limited rent control of dwelling units governed by  
19 this measure are eligible to seniors with income at or below 80 percent of Area Median Income.