



June 2026

RENT CONTROL BALLOT MEASURE

OVERVIEW & IMPACTS

WHO WE ARE



- Small Property Owners Association
- Mass Landlords
- Massachusetts Apartment Association (MAA)
- Building Owners & Manager's Association (BOMA)
- Family-owned real estate companies
- Affordable housing developers
- Elected officials
- Business leaders
- Housing advocates



WHAT THIS BALLOT QUESTION DOES



Rent Increase Cap

- Limits annual rent increases statewide to the lower of 5% or CPI
- Applies regardless of whether there is a change in tenancy (no vacancy reset).

Exemptions include:

- **Owner-occupied buildings** with four or fewer units
- Units whose rents are already **regulated by a public authority**
- **Short-term rentals** of fewer than 14 consecutive days
- Housing operated solely for **educational, religious, or nonprofit** purposes
- Newly constructed units for the **first 10 years** after the initial certificate of occupancy

Base Rent Rules

- The rent in place on **January 31, 2026** serves as the base rent
- If a unit is vacant at the time of adoption, the last rent charged is the base rent
- If no rent has been charged in the previous five years, the first rent charged after adoption becomes the base rent

PROBLEMS WITH THE PROPOSAL



- Treats small property owners the same as **Wall Street hedge funds**
- **No local opt-out**
 - Imposes rent control statewide, regardless of local housing markets
- Creates one of the **most restrictive rent caps** in the country
 - CPI up to a maximum of 5%
 - CA: CPI + 5 up to max of 10%
 - OR & WA: CPI + 7 up to max of 10%
- **Rent caps lag real costs**
 - CPI averages 2.58% in the last 20 years while property taxes rose 4.3% in 2025.
- **NO appeal process** for property owners for upgrades or renovations
- Exempts short-term rentals but **not monthly rentals.**
- Fails to address the housing shortage and **risks reducing long-term rental supply** statewide.

SMALL PROPERTY OWNERS NOT EXEMPT



How the proposed rent control ballot question will **actually impact small property owners.**



EXEMPT

Owner-occupied buildings with 4 units or less are **EXEMPT**.



NOT EXEMPT

Non owner-occupied buildings are **NOT EXEMPT**, even if they have just 1-3 units.

Learn more at HousingforMass.com

NO RESOURCES TO MAINTAIN PROPERTY



NO VACANCY RESET



A TWO-TIER SYSTEM



Opened 2015

Average rent:
\$2,500

Annual increases
capped at 2.5%



Opened 2027

Average rent:
\$4,700

Annual increases
not capped



BAD FOR RENTERS



- Rents do not go down
- Owners have no choice but to raise rents to cap every year
- Shrinking housing supply means fewer options for renters
- No means testing = misallocation of housing
- Declining housing quality over time
- New renters have nowhere to go
- Budget cuts hurt community services

Untold Threat: Rent Control Ballot Question Will Imperil Municipal Budgets

New Research shows rent control would erase \$300 billion in home and property values, eroding local tax bases and risking deep local cuts.

TUFTS STUDY: BOSTON REGIONAL COMMUNITIES



Community	Rental Properties as share of all units	Loss of Property Value by 2036	Property tax rate increase required to compensate for erosion of tax base by 2036
Boston	64.6%	24.02%	31.62%
Brookline	53.9%	19.90%	24.84%
Cambridge	66.3%	24.49%	32.43%
Chelsea	70.8%	26.94%	36.87%

COALITION GROWTH

- **130 Total Endorsers**
 - 15 Mayors
 - 26 Legislators
 - 40 City Councilors & Select board Members
 - 31 Business Groups and Chambers
 - 4 School Committee Members
 - 14 Business Owners

HOUSING FOR MA ENDORSEMENTS



- Mayor Robert Van Campen (Everett) ★
- Mayor Patrick Keefe (Revere) ★
- Mayor Brian DePeña (Lawrence) ★
- Mayor Joshua Garcia (Holyoke) ★
- Mayor Dean Mazarella (Leominster) ★
- Mayor Michael Nicholson (Gardner)
- Mayor D.J. Beauregard (Methuen) ★
- Mayor Jon Mitchell (New Bedford) ★
- Mayor Joe Petty (Worcester) ★
- Mayor Christopher Johnson (Agawam)
- Mayor Erin V. Joyce (Braintree) ★
- Mayor Tom Koch (Quincy) ★
- Mayor Michael McCabe (Westfield) ★
- Mayor Dominick Pangallo (Salem) ★
- Mayor William Reichelt (West Springfield)

★ Gateway cities



HOUSING for
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