

JUNE 2019

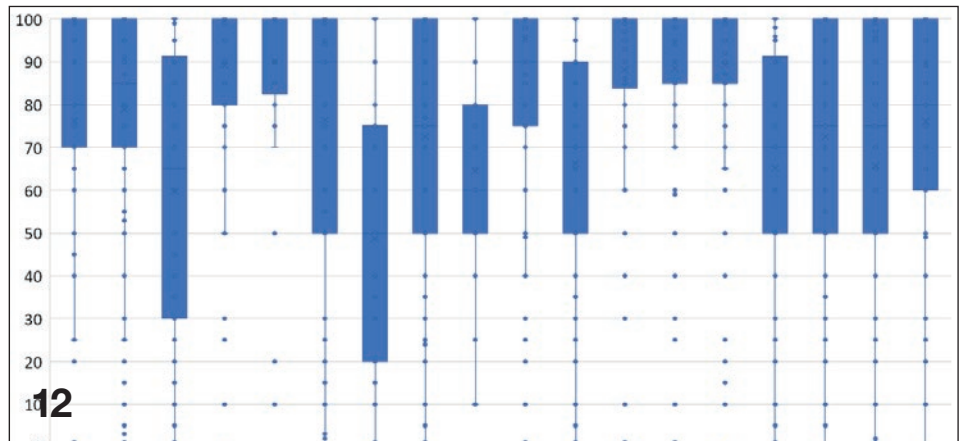
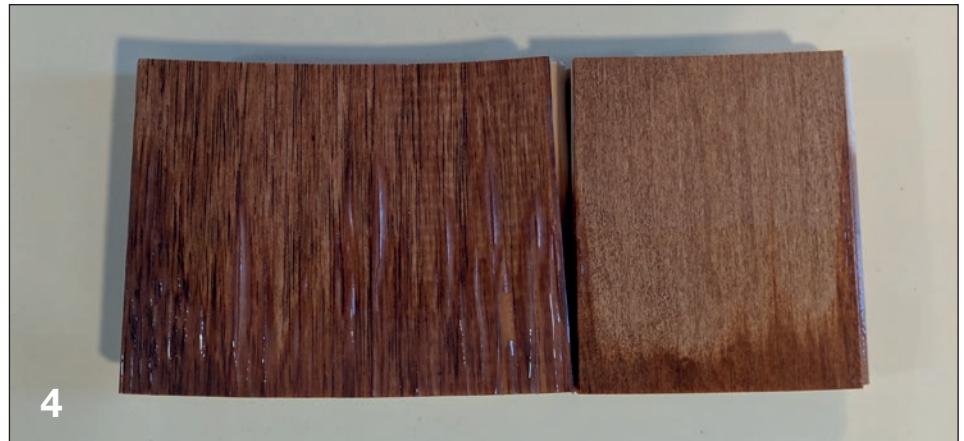
**NEW HOUSING COURT JUDGE
and Clerk Magistrate**

Emotional Support Animals:
**OPEN LETTER TO ATTORNEY
GENERAL MAURA HEALEY**

**WATERPROOF
LAMINATE FLOORING
PUT TO THE TEST:
Claims vs Data**

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Letter from the Executive Director

LETTER FROM THE EXECUTIVE DIRECTOR FOR JUNE 2019, DISCUSSING CERTIFICATION, DAVIS V COMERFORD, RIGHT TO COUNSEL, AND THE SHORT-TERM RENTAL BAN.

In May we developed our certification, wrote an amicus brief to defend rent escrow, wrote an op-ed to defend against right to counsel, and reflected on the short-term rental ban.

Our plans for a Certified Massachusetts Landlord™ were presented to over 200 event participants. Overall feedback has been encouraging. Attendees saw the need for a professional certification. The specific implementation we are proposing seems to resonate.

The Certified Massachusetts Landlord™ will be voluntary, with four levels to start. Level One will entail a commitment to support our mission to create better rental housing. Level Two will be a measure of experience, or for new owners, minimum training. Level Three will be a commitment to ethical business practice above and beyond the law. Level Four will be a commitment to landlord-specific continuing education by attendance at our events.

The particulars of each certification level are still to be fleshed out, and approved by the state-wide Board of Directors, but we now feel confident that we have a roadmap. Many conversations with members over the last month have informed our detailed plans. If you have specific questions, concerns, or suggestions, reach out to us.

Our voluntary certification program will go a long way towards establishing our credibility as a voice for policy reform in Massachusetts.

Speaking of policy, MassLandlords filed an amicus brief in the case of Davis v Comerford. We seek to defend an owner's right to escrow rent. Renters have argued that rent escrow ought to be viewed as a form of injunctive relief, and that the rent escrow law ought to be struck down as invalid. We have argued that rent escrow is not only legal but also that injunctive relief is warranted.

There are many cracked policy ideas to oppose this session. Here are two more:

First is the Right to Counsel, the idea that renters only – not landlords – should have a taxpayer funded lawyer for all eviction cases. This idea was recently endorsed by Massachusetts Lawyers Weekly. Their readers stand to gain enormously by an increase in the amount of money available for litigation, by our estimate, as much as ten million dollars annually. They kindly agreed to let us publish our dissenting op-ed in their paper.

Second is the ban on short-term rentals, which takes effect July 1 and is discussed at length in this edition. This ban is perhaps the largest curtailment of property rights in recent Massachusetts history. Some businesses have now shut down or pivoted out of the space. This ban may soon be overturned.

Thanks to your support, we are opposing these and other measures where we can, always in accordance with the wishes of the membership as expressed in our policy priorities survey. We are building up the infrastructure to create better rental housing in Massachusetts, and surely, building towards great things.

Sincerely,

Douglas Quattrochi

Executive Director

MassLandlords, Inc.



WATERPROOF LAMINATE FLOORING PUT TO THE TEST:

Claims vs Data

Is waterproof laminate flooring possible? We tested all seven brands available at a Massachusetts Lowe's to find out.

Some manufacturers say they offer waterproof laminate flooring. Is this marketing spin? Or can wood really be waterproof? Landlords need flooring suitable for heavy use in a kitchen, bathroom, or mud room, and waterproof wood sounds appealing. MassLandlords set out to test several different options available off-the-shelf at a Massachusetts Lowe's. Some options claimed to be waterproof, others made no such claim. We tested everything available for comparison.

WATERPROOF LAMINATE FLOORING CLAIMS

Pergo Portfolio and Pergo Timbercraft claimed to be waterproof. One sign in the store limited this claim to just spills, pets, and wet mopping. The Timbercraft + WetProtect warranty reads, "These limited warranties do not apply to moisture damage caused by events beyond everyday household spills, including but not limited to, flooding, standing water, leaking pipes, mechanical failures or appliance leaks."

QuickStep Studio, a brand under the same parent company as Pergo, claimed to be water resistant. The QuickStep warranty includes the WetProtect wording, and adds, "This warranty excludes damage caused by moisture left on the floor or on or around the wall base, transitions, and trims. Overly wet

cleaning and/or the use of inappropriate cleaning products are not covered under this warranty. Prolonged water exposure could damage your laminate flooring."

It is important to note that Pergo Timbercraft + WetProtect carries a commercial clause, which warrants the product for use in multi-family housing. QuickStep Studio offers a residential warranty, which is to say, doesn't explicitly permit rental use.

No other products made a waterproof or water-resistant claim.

THE WATERPROOF LAMINATE FLOORING EXPERIMENT

Two interlocking samples were selected for each of seven brands: Allen + Roth, Natural Floors, Pergo Portfolio + WetProtect, Pergo Timbercraft, Project Source, QuickStep Studio, and Style Selections. We also purchased untreated tongue-and-groove hardwood.

We performed a "shake test." Each pair of pieces were locked together, held by one of the two pieces, and shaken in three orientations: normal install direction (finished surface up), reverse (finished surface down), and sideways (finished surface to left or right). The piece not being held by hand might fall off if not for the interlocking design. This gave us a qualitative measure of steadfastness of material and resistance to warping or decoupling. "A" products kept their unheld piece locked in all three directions. "C" products stayed locked in normal install orientation, but the unheld piece fell off sideways or upside down. "F" products fell apart when shook in any orientation.

We also performed a "soak test." Each pair of pieces was soaked in water halfway up the sample width for two days at room temperature. The joint was halfway submerged on each pair.



Finish-side view of all flooring tested, prior to testing.



Labels for all flooring tested.

Each pair of pieces was measured before and after soaking using a tape measure accurate to 1/32 of an inch. The measurement directions were length, width, and thickness. (Specifically: length of paired samples, which started as two board widths; width of samples, which started however long they were cut; and sample thickness, measured at the middle of a sample away from a joint or end.)

WATERPROOF FLOOR TEST RESULTS

The "Shake Test" established a subjective measure of attachment quality and resistance to decoupling.

"A"	"C"	"F"
Natural Floors Pergo Portfolio Pergo Timbercraft QuickStep Studio	Allen + Roth	Project Source Style Selections Tongue- and-groove hardwood (Mohawk, Pergo American Era)



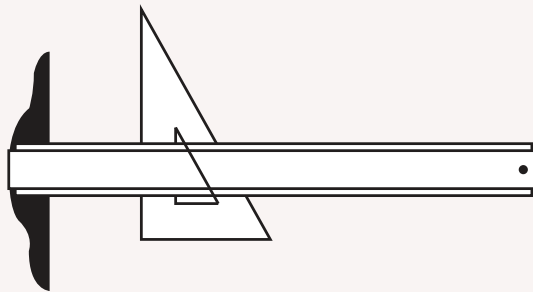
Orientation of the Soak Test, before adding water to the MassLandlords Flooring Test Rig (definitely not a roasting pan). All laminate pieces are interlocked. The thick pieces are the two hardwood tongue-and-groove samples and are not interlocked.

Project Source, Style Selections, and tongue-and-groove hardwood options fared worst, failing to remain joined



After the soak test, several pieces have visibly deformed and moved themselves or neighbors. Water has wicked up vertically on most pieces and in most joints.

through shaking even in normal orientation (gravity down). Natural Floors, Pergo Portfolio, Pergo Timbercraft, and QuickStep Studio remained locked



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together when shook any which way. Allen + Roth only remained joined when shook finished side up.

The “Soak Test” altered the finished appearance of the tongue-and-groove hardwood, Allen + Roth, and Style Selections samples. For all samples, expansion thickness-wise was the most pronounced, with expansion lengthwise or widthwise being unmeasurable or of the order 1%.

brand	model	wet/ dry side	length exp	width exp
allen + roth†	hand-scraped weathered oak	21%	-1%	-1%
natural floors	natural acacia	14%	1%	0%
pergo portfolio	rustic amber	18%	0%	0%
pergo timbercraft	antique barnwood	21%	0%	0%
project source*†	natural oak	11%	0%	1%
quickstep studio	westend apple	14%	1%	0%
style selections*†	autumn hickory	0%	-1%	-1%
tongue-and-groove mohawk*†	vanilla maple	18%	0%	6%
tongue-and-groove pergo american era *†	tanned hickory	4%	2%	11%

* Shake test “F”. † Cosmetic water damage.

WATERPROOF LAMINATE FLOORING DISCUSSION

Samples whose finishes were altered (Style Selections, Allen + Roth, and the tongue-and-groove) can be disqualified from the waterproof category even without regard to their expansion measurements. These surfaces looked water damaged. Too bad for Style Selections, because in terms of physical deformity and warping, this pair of samples experienced less expansion than any other sample.

Both samples purporting to be waterproof (Pergo Portfolio + WetProtect and Pergo Timbercraft + WetProtect) experienced measurable increase in flooring thickness. It is unclear from this test whether this would result in buckling. It is noteworthy that these samples



The Style Selections product is not a waterproof laminate flooring, and makes no claim to be. Its plywood construction was the most visibly deformed of any of the test pieces.

remained joined at the same Shake Test category when half wet.

All samples except for the tongue-and-groove hardwood experienced almost immeasurably small increases in length and width.

Natural Floors and QuickStep Studio deserve recognition for experiencing the best combination of Shake Test and Soak Test results. The Natural Floors sample may have been inaccurately described at Lowe’s. It was identified as a laminate, and looked like a laminate, but it was likely bamboo.

Is a 1% expansion negligible? Perhaps not. Consider for instance a 10-foot-wide room (120 inches). A 1% expansion in any direction would be 1.2 inches, more than the combined edge gaps left under your baseboard molding.

Considering all of the above, none of these laminate flooring options should be considered “waterproof” in the ordinary sense meaning “impervious to water.”

WATERPROOF LAMINATE FLOORING TEST LIMITATIONS

For statistical relevance, we would need to run more pieces from different batches. It is possible that our pieces performed unusually well or poorly compared to the average product.

It would also be desirable to measure the flooring more accurately, using calipers, rather than a tape measure, which is technique- and user-dependent. For instance, the tape measure must be




The hardwood tongue-in-groove controls fared the worst, experiencing significant water deformation and finish delaminating. “This is why we can’t have nice things.”

drawn perpendicularly across the sample, held in such a way that the measured edge touches the sample, and adjusted so that a loose hook doesn’t create variable measurements.

WATERPROOF LAMINATE FLOORING? CONCLUSION

Note that we did not test actual floors in real-world conditions, which would not have involved soaking for days. Under our “worst case” testing, all of the laminate flooring exhibited significant expansion under prolonged contact with a water reservoir. None of the products were waterproof.

Four models (Pergo Portfolio, Pergo Timbercraft, Natural Floors, and QuickStep Studio) demonstrated strong interlocking and might fully resist splashes or spills, even beyond the specific constraints of the warranty. Considering the ten year light commercial warranty on the two Pergo laminate products, these might be worth considering for a rental property kitchen.

Other considerations, like AC Rating, UV protection, and aesthetics should also be considered before you make any flooring selections. 

LINKS

Timbercraft + WetProtect warranty:

<http://clickmetertracking.com/timbercraft-warranty>

QuickStep warranty:

<http://clickmetertracking.com/quickstep-warranty>

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Emotional Support Animals: OPEN LETTER TO ATTORNEY GENERAL MAURA HEALEY

By Peter Vickery, Esq., Legislative Affairs Counsel

The Massachusetts Office of the Attorney General should issue an advisory on websites selling fake emotional support animal certificates.

Dear Attorney General Healey:

With regard to emotional support animals (ESAs) MassLandlords would be grateful for an advisory from your office making clear that the documents provided by certain online entities are not sufficient. We would appreciate your leadership on this consumer-protection problem, which confronts our members and the individuals and families who rent homes from them.

REASONABLE ACCOMMODATIONS

Subject to state and federal fair-housing laws, some Massachusetts landlords have a no-pets policy. Sometimes renters ask landlords to waive the no-pets policy on the basis of disability so as to allow them to keep an ESA on the rented premises. In determining whether the renter is making a legitimate request for a reasonable accommodation, landlords are entitled to ask for evidence from a professional (e.g. a behavioral healthcare provider or social worker) that the renter has a disability and that the animal ameliorates a symptom of that disability.

Unfortunately, several online registries offer documents — for a fee — that purport to demonstrate that an animal is an ESA. But these products are not verified by a professional who has any knowledge of the individual's behavioral health, and they cause considerable confusion and frustration. Our members have seen too many renters spend money

on certificates, ID cards, and other items that are worthless.

For example, the United States Dog Registry sells a “lifetime certificate,” ID card, and “emotional support tag” for \$79.00.

To be fair, the site does offer this caveat:

“The Fair Housing Amendments Act (FHAA) gives individuals the right to live with their emotional support dog regardless of any building or residences with a no-pet policy. Building managers or landlords may not refuse your emotional support dog. You are required to have a current (within the past year) letter from a doctor or mental health professional recommending that you have an emotional support dog for your condition.”

However, this information appears toward the bottom of the page in the fine-print.

Similarly, on its ESA letter page (replete with a picture of a white-coated arm signing an official-looking document) the USA Service Dog Registration advertises the product as follows:



For \$199 the US Dog Registry sells a heap of legally useless emotional support animal gear, including a leash, collar, and vest.

“Having trouble with your landlord or HOA our ESA letter will help you and your ESA live happily ever after together. Our licensed medical therapists will evaluate your condition and provide a prescription for your ESA.”

The price? \$149.00.

An over-the-phone evaluation from a “licensed medical therapist” who will provide a “prescription” does not constitute reasonable evidence of the need for an ESA, and we would be grateful if you would make this clear via an official advisory or guidance.

MOD BLOG

The Massachusetts Office on Disability blog, MOD Blog states:

Many entities claim to offer “certification,” “registration,” or “licensure” of service animals and or emotional support animals for a fee, often on the internet. These forms of documentation have no legal status, are not recognized by the ADA, the Department of Justice, or Massachusetts law as proof that an animal is a service animal or an emotional support animal, and are not required by law.

(Beware of Entities Charging a Fee for Service Animal/Emotional Support Animal “Certification,” August 27, 2015).

While we welcome the posting of this MOD Blog article, and the fact that a link to it appears on the Discrimination Office’s online overview of service and assistance animals, the blog post has little evidentiary weight. More helpful for landlords and tenants alike would be an official guidance document from the Attorney General, similar to the Advisory titled “All Tenants Have the Right to be Free from Harassment and Intimidation” and the Advisory on Lead Paint Discrimination. These publications from

your office provide the sort of clarity that would be beneficial in the area of ESAs.

CONSUMER PROTECTION

Our goal is to help renters avoid wasting time and money and to prevent unnecessary landlord-tenant conflict. MassLandlords members have an interest in ensuring that any renter with a disability is able to provide proper documentation (including evidence that the animal is licensed and vaccinated) without falling prey to online scams. Although some members caution tenants to steer clear of online registries that sell worthless certificates, the warnings would carry more weight coming from a neutral, independent officer of state government.

Because the Office of the Attorney General enforces the laws that protect Massachusetts residents from fraud, deception, and other unfair practices, we believe that an advisory from your office would prove invaluable in the effort to

safeguard renters from the predatory tactics of deceptive online ESA registries.

We are mindful that in some states landlords are lobbying for laws to punish tenants who abuse the fair-housing laws by making bogus ESA claims. Legislation of that sort is expressly *not* what the members of MassLandlords are seeking. Our objective is protection, not punishment. To the extent that fake ESAs are a problem (and we suspect that the problem is not so widespread as headlines would suggest) the federal Department of Housing and Urban Development (HUD) will likely tackle it at the national level in due course. In the meantime, we hope that you will issue an official advisory regarding the deceptive online ESA registries that exploit renters here in Massachusetts.

Thank you for your time, attention, and ongoing service to the people of the Commonwealth of Massachusetts.

Sincerely,
Peter Vickery, Esq.
Legislative Affairs Counsel



LINKS

Emotional support animal:

<http://clickmetertracking.com/emotional-support-animals>

United States Dog Registry:

<http://clickmetertracking.com/usdogregistry>

USA Service Dog Registration:

<http://clickmetertracking.com/usa-service-animal-registration>

MOD Blog states: [http://](http://clickmetertracking.com/mod-blog-esa)

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POLICY PRIORITIES FOR MAY 2019

Show Rent Control Fears

Policy priorities survey results as of May 2019 show fear of rent control has overtaken all other questions as the largest policy concern of owners and managers.

MassLandlords members are now primarily concerned with opposing the return of rent control to Massachusetts. This policy proposal is currently receiving a higher score and more consensus than

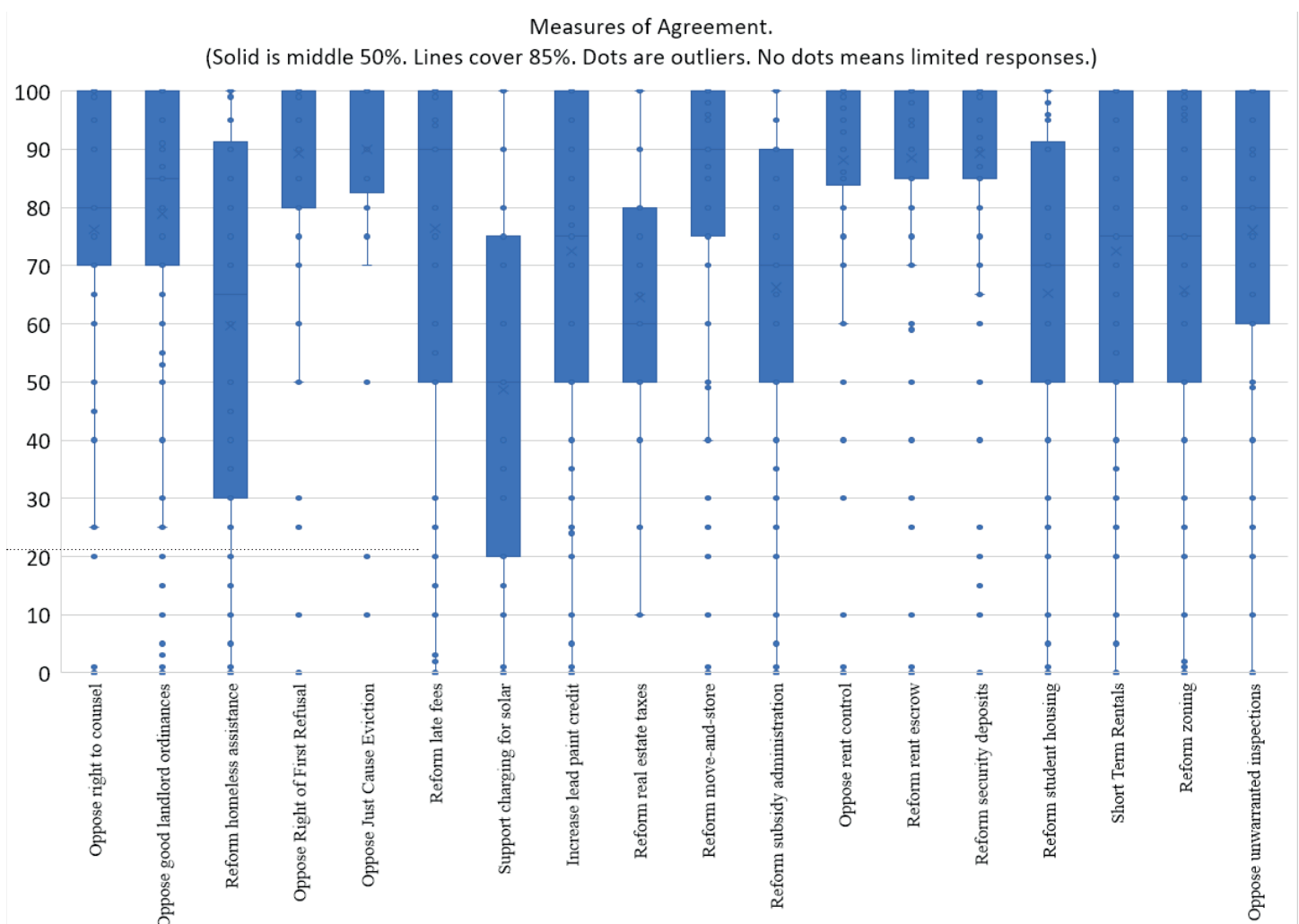
any other issue on the survey. Close behind rent control is opposition to right of first refusal and just cause eviction, and support of rent escrow and security deposit reform.

POLICY PRIORITIES SURVEY RESULTS BACKGROUND

MassLandlords is democratically governed by members, both in terms of our annual election for directors and also in terms of our ongoing policy priorities survey. The survey uses “score voting” on a range of issues, where a score of “100”

means ‘do this immediately’ and a score of “0” means ‘never do this.’ A score of “50” represents total indifference.

Policies are proposed by MassLandlords staff and worded in such a way to be specific and well-defined. If a policy proposal initially generates indifference, we talk with owners and modify the proposal to generate greater consensus. Or we replace the proposal with something else entirely. All past data are saved so we can track evolution of policy positions over time.





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MAY 2019 RESULTS SHOW STRONG, HIGH-CONSENSUS OPPOSITION TO TENANT ADVOCATE PROPOSALS

MassLandlords members strongly oppose with consensus a variety of proposals imagined by tenant advocates:

Right of First Refusal would prevent owners from selling to their children or to an LLC they own, until owners first gave renters six months to purchase the property.

Just Cause Eviction would stipulate the reasons an owner is allowed to terminate a tenancy, granting some renters tenancies for life and preventing gut rehabs.

Rent control would restrict prices, discouraging investment and possibly resurrecting the rent control boards of the 70's and 80's.

These proposals were all filed without owner input or consideration.

MAY 2019 RESULTS HINT AT CAUSES OF HOUSING CRISIS

MassLandlords members strongly support with consensus rent escrow and security deposit reform. The laws as they stand today hurt owners, who in turn pass the costs on to renters.

Rent escrow is the attempt to stop the "free rent trick," whereby a tenant manufacturers habitability claims to avoid paying rent. The court takes months to drive the process to conclusion, at which time the renter leaves owing months of rent. Ordering rent be escrowed during habitability disputes would separate legitimately aggrieved renters from free-rent tricksters. One couple have stolen more than \$161,000 in rent over 24 years of free rent tricks.

Security deposits are intended to offer a way to keep rents low by offsetting risk of property damage. In Massachusetts, good faith errors result in owners paying renters three times the amount of the deposit plus attorney's fees. Owners may now refuse to take a deposit at all, instead seeking to cover risks by charging higher rents. The law should be reformed to give judges discretion on fines in the case of good faith errors. Security deposit non-compliance ended one eviction where the owner owed the renter \$3.26 in interest, even though the renter owed the owner \$3,900 in rent.

ISSUES WITHOUT AGREEMENT

We continue to fail to find an issue related to climate change that we can

agree on; clarifying the rules on charging renters for solar electricity is a point of indifference, overall. Likewise, the creation of a landlord-tenant guarantee to help prevent homelessness is increasingly interesting to some, but overall not generating strong interest or consensus. These proposals may be reworded or replaced in the future.

Members can update their priorities [online](#). 

LINKS

Rent control:

<http://clickmetertracking.com/rent-control>

Right of first refusal:

<http://clickmeterlink.com/policy-trofr>

Just cause eviction: http://trk.as/ml_policy_just_cause

Rent escrow: <http://clickmeterlink.com/policy-rent-escrow>

Security deposit: http://34.gs/laws_secycdep

\$161,000: <http://clickmetertracking.com/free-rent-trick-hall-of-fame>


\$3.26: <http://clickmetertracking.com/meikle-v-nurse>

Online: <http://9nl.org/survey-policypriorities>



ARTICLE YOU MAY HAVE MISSED

Can Massachusetts Landlords Charge for Solar?

Massachusetts is in many ways a leader when it comes to solar power incentives, but we have paid little attention to landlord-tenant solar. The new SMART program improves on SREC's in one major way, discussed below, but leaves landlords with little to no guidance for how to charge renters for solar. This article goes in-depth on the question whether Massachusetts landlords can charge for solar and how to monetize solar in a rental property. This article has not been written in consultation with an attorney. Always consult an attorney before taking any action that could affect your rights or obligations. 

The full article can be found at: MassLandlords.net/blog

SHORT TERM RENTAL RULES CHANGING July 1

By Peter Vickery, Esq., Legislative Affairs Counsel

The Massachusetts short-term rental registries and state-wide tax start July 1, 2019.

In Massachusetts, using your property for short-term rentals may be banned, or may require registration, special permitting, or paying taxes like a hotel starting July 1, 2019.

SHORT TERM RENTAL TAX DOUBLE WHAMMY

A new statewide law takes effect July 1, 2019, hitting owners of short-term rentals (e.g. Airbnb operators) with a double whammy. In expanding the room-occupancy excise tax to cover short-term rentals the Legislature imposed not only the state tax of 5.7% but also gave municipalities the right to charge an additional 6%.

Municipalities can charge 9% instead of 6% if the owner rents out two or more units, a differential that lawmakers call a "community impact fee." Most of the local excise tax money goes into the municipality's general fund, with the exception of the community impact fee funds, of which the

town or city must earmark at least 35% for affordable housing or local infrastructure projects. Communities that are in the Cape Cod & Islands Water Protection Fund are able to charge a further 2.75% for projects to address water pollution.

For an overview of the law's scope and exemptions and for the Department of Revenue's more detailed explanation, read the [Mass DOR FAQ](#) and [Technical Information Release 19-3](#).

Another helpful Q&A was written by Attorney Richard D. Vetstein, author of the Massachusetts Real Estate Law Blog.

Note that there is no-statewide registry, in the sense of identifying properties, but all short-term rental businesses do need to register for the short-term rental tax on MassTaxConnect. Note also that there may be local municipal registries that do identify specific properties separately for each town or city. Do not operate after July 1, 2019 until you have registered on MassTaxConnect and complied with all local registration requirements.

MUNICIPAL ORDINANCES/BYLAWS

As well as paying the state and local excise taxes, property owners also have

to comply with municipal ordinances and bylaws that apply specifically to short-term rentals.

The following municipalities have adopted bylaws/ordinances that affect the ability of property owners to engage in short-term rentals. We may update the list as more communities follow suit, however note that it seems likely all communities will eventually pass some restrictions.

BOSTON

The Boston ban for investors was first passed by City Council on June 13, 2018, Docket #0764. The Boston ordinance sharply curtails who can rent out units, and has been challenged in federal court by Airbnb. Certain provisions are in force while others remain unenforced pending the litigation. We wrote about [Boston's Airbnb ban](#) extensively.

CAMBRIDGE

The Cambridge ban predates the Boston ban by a year, and is largely the same as what the Boston article describes. [Cambridge Ordinance 1397](#) should be read by operators.

LYNNFIELD

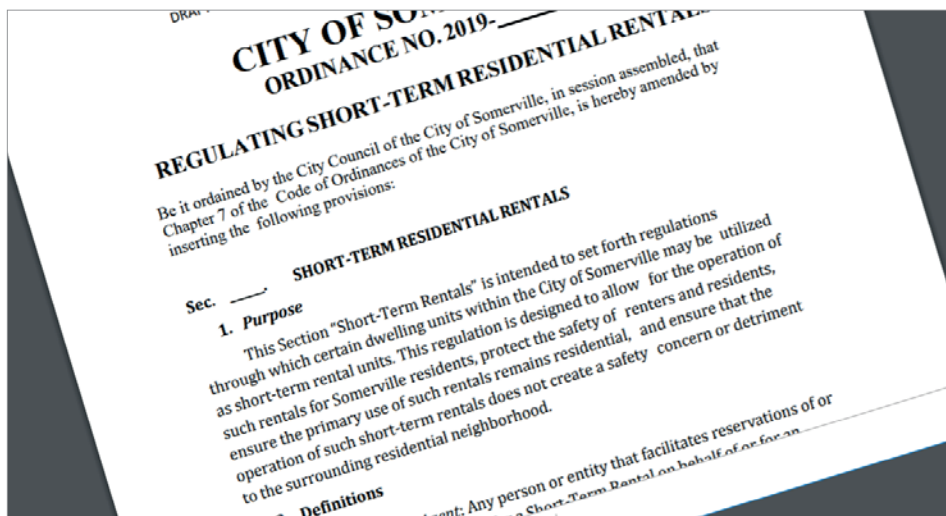
Short-term rentals are banned without a permit. No permits have been known to be granted.

RICHMOND

Owner-occupied single-family dwellings temporarily vacated for 30 days or less do not fall within the Town's definition of "Short Term Room Rental Business." But absentee owners do come within the definition, which means that if the owner does not reside in the property a special permit is necessary.

SALEM

Short-term rentals are permitted subject to payment of the transient occupancy





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tax, licensing, and (depending on the zoning district) granting of a conditional use permit. Non-resident owners must name a local representative. For accessory short-term rentals, the owner must live in the unit for at least 270 days of the year.

SAUGUS

Short-term rentals are banned except in specially designated zones.

SOMERVILLE


Effective May 23, 2019, Somerville's ordinance permits short-term rentals under two programs (Tourist Home Accessory Use and Historic Bed & Breakfast) but prohibits short-term rental of an entire unit.

WEST NEWBURY

Short-term rentals are permitted in owner-occupied premises subject to the owner obtaining an annual license.

WILLIAMSBURG

Short-term rentals of up to four rooms are permitted in single-family dwellings that the owner or leaseholder occupies for at least 183 days of the year, subject to registration and licensing.

Always consult with your local town or city government for additional information concerning inspections and other requirements not identified here. 

LINKS

Mass DOR FAQ:

<http://clickmetertracking.com/mass-room-occupancy-registration>

Technical Information Release 19-3:

<http://clickmetertracking.com/mass-tir-19-3>

Helpful Q&A:

<http://clickmetertracking.com/massrealestatelawblog-short-term-rental>

Boston's Airbnb ban:

<https://masslandlords.net/boston-bans-airbnb-investors/>

Ordinance 1397:

<https://masslandlords.net/download/cambridge-short-term-rentals-ordinance-1397-docx/>

Banned without a permit:

<http://clickmetertracking.com/itemlive-short-term-lynnfield>

Town's definition:

<http://clickmetertracking.com/richmond-short-term-rental>

Subject to payment:

<http://clickmetertracking.com/cityofsalem-short-term-rental>

Banned: <http://clickmetertracking.com/itemlive-short-term-rental-saugus>

Ordinance: <http://clickmetertracking.com/somerville-short-term-rental>

Prohibits: <http://clickmetertracking.com/somerville-short-term-rental-ordinance>

Annual license:






<http://clickmetertracking.com/wnewbury-short-term-rentals>

Registration and licensing:

<http://clickmetertracking.com/burgy-short-term-rentals>



MEMBERSHIP BENEFITS

 <p>RENTAL FORMS</p> <p>Download a complete set of up-to-date rental forms (applications, leases, notices to quit, and more).</p>	 <p>LEGAL STANDING</p> <p>Vote in MassLandlords elections, serve on boards, and be represented in policy discussions with local and state officials.</p>	 <p>EVENTS</p> <p>Monthly networking and education at events state-wide.</p>
 <p>NEWSLETTERS</p> <p>In-depth news, tips and tricks emailed monthly.</p>	 <p>HOME DEPOT SAVINGS</p> <p>20% off paint; purchases over \$1,000 eligible for price reductions; concierge services for larger jobs.</p>	 <p>COLLECT CHECKS ONLINE</p> <p>Never bounces, reports for credit, members get first tenant free for a year via RentHelper.</p>
 <p>SERVICE PROVIDER DIRECTORY</p> <p>Search for service providers or be listed as one (electricians, managers, realtors, attorneys, plumbers, snow removers, and much, much more).</p>	 <p>VIDEOS, ANALYSIS, & SPREADSHEETS</p> <p>Watch past events, learn about the laws, and access spreadsheets you can build on like our CFL vs LED ROI calculator.</p>	 <p>CREDIT SCREENING COUPONS</p> <p>Save on SmartScreen credit reports.</p>
 <p>MESSAGE BOARDS</p> <p>24/7 access to Massachusetts Landlords for advice and/or to contribute your professional expertise.</p>	 <p>HOME BASE</p> <p>Preferred pricing and name tag at dinner meetings.</p>	 <p>ENTITY FORMATION SAVINGS</p> <p>Create LLC's or Inc's for a low, members-only fixed price via New Leaf Legal.</p>

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If you own rental property or if you are a landlord, please pay attention to this. Under a standard home insurance policy **EVERYTHING** changes once your property is tenant occupied versus owner occupied.

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WORCESTER'S NEW LANDLORD-TENANT GUARANTEE PROGRAM is Finally Here!

The City of Worcester's Landlord-Tenant Guarantee (formerly known as Insurance Against Homelessness) started in May 2019.

In May the City of Worcester launched a Landlord-Tenant Guarantee (formerly known as Insurance Against Homelessness) modeled after similar programs successfully implemented in Washington, Virginia, Pennsylvania, and other states.

Worcester landlords take note: If you typically avoid renting to riskier tenants, despite having vacancies, MassLandlords now has a solution! (A similar program is also available in Boston. If you don't live in Worcester or Boston, we hope this program will spread to your city soon!)

Worcester landlords who rent to a previously homeless individual can receive a guarantee for up to 24 months. The guarantee will pay up to \$10,000 for any unexpected costs due to nonpayment, property damage or legal fees. You heard it! You choose to rent to a tenant with housing barriers. If that tenant ultimately doesn't maintain the tenancy, you're made whole (up to 10K).

MassLandlords has finally signed the deal! On May 2, MassLandlords signed a Memorandum of Agreement with the City of Worcester, Central Mass. Housing Alliance (CMHA) and the Health Foundation Fund, Inc.

Prospective tenants will be identified by CMHA through its coordinated entry system. You'll have the final say in who you lease to. While landlords will be asked to lower their screening criteria in order to house a tenant at risk, you'll have a dedicated staff person at MassLandlords ready to respond if any tenancy issues occur (complementary helpline access). Your tenant will have his or her own case manager assigned as well. All we ask is that you call us early on before any problems escalate. Tenants will be asked the same.

Research done across the country by MassLandlords has turned up a growing number of similar programs that have led

to successful placements. The vast majority of these placements, typically over 85%, have not required any payouts due to nonpayment, property damage or legal fees for two years or more. We and our partners are making this \$10,000 guarantee available to reduce your risk and make it easiest to house a previously homeless tenant.


Typical units that will work best will be one-bedrooms. Rent maximums will apply. Landlords are asked to waive credit,



Your apartment will be safer than this congregate shelter, which is typical of how Massachusetts has tended to attempt to deal with homelessness. The Landlord-Tenant Guarantee is a "Housing First" model. CC-BY KOMU News Missouri.

non-violent CORI, and housing history on rental application. All of your other regular screening criteria will still apply.

This is a chance to get your units rented, while doing the right thing – and with reduced risk. MassLandlords will have your back if issues come up.

Want to know more? Please contact MassLandlords via hello@masslandlords.net or 774-314-1896. 

Judge Winik

ARTICLE ERRATUM

Here we attempt to correct an error made in the March 2019 article, “Judge Winik Speaks on Landlord-Tenant Law and Housing Policy” concerning the Hatcher case.

In the March 2019 edition of this newsletter, we may have mis-reported or misconstrued comments made by Judge Winik with respect to the Hatcher case. We wrote,

“The Judge said if you are a corporation, you must get a lawyer [in eviction proceedings]. He cited the Varney case: because a corporation is an entity created by statute, only a lawyer can represent it.”

“Judge Winik also cited Hatcher: before this case, a manager could appear on their own. This is no longer allowed even if ‘John Property Manager agent for Jane Lessor’ is how you sign your lease.”

“With Hatcher, there’s an unanswered question, according to the Judge: if the property manager actually collects the rent and has all the interaction with the renter, can that manager appear without a lawyer as the de facto lessor? The term ‘Landlord’ is defined only in state sanitary code. The SJC didn’t address this scenario, in his view.”

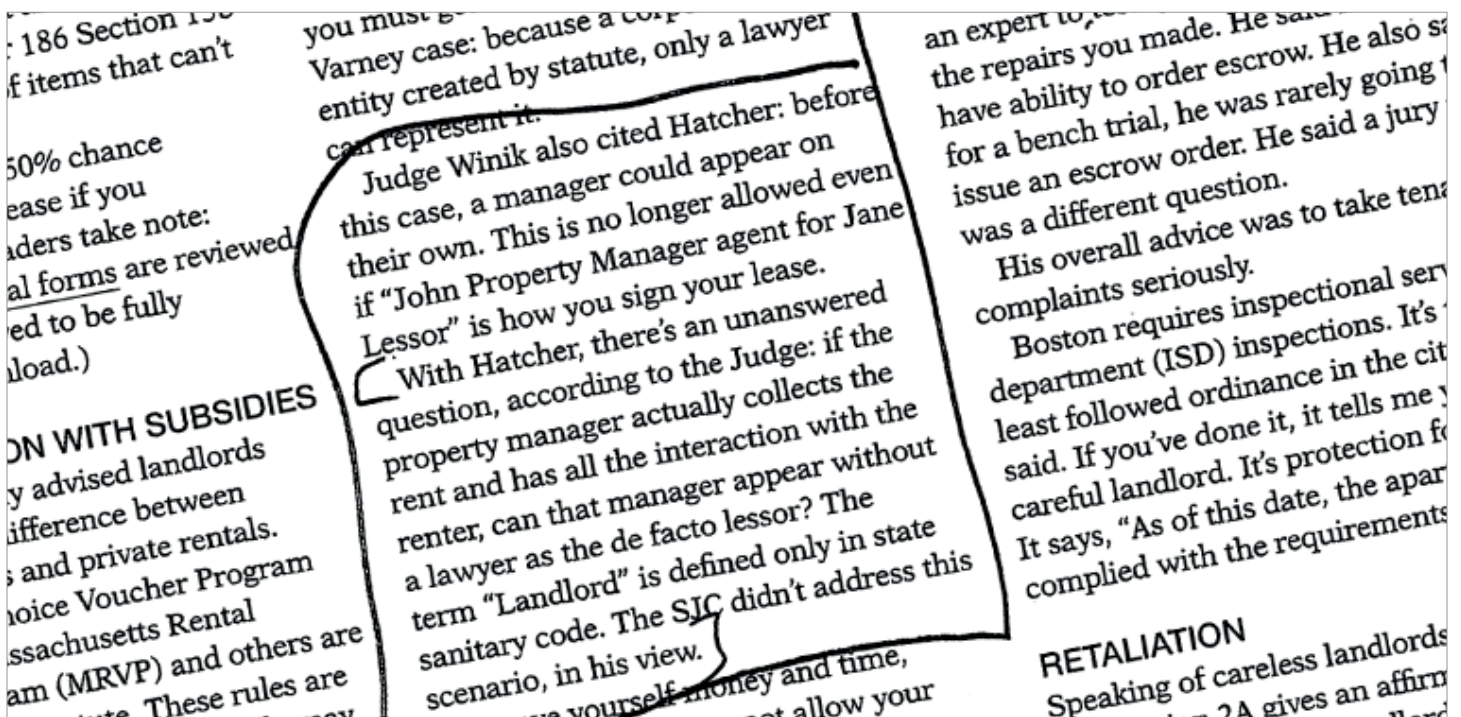
These paragraphs seemed wrong to some readers. Surely the second paragraph ought to have cited LAS, not Hatcher? And as for the third paragraph’s discussion of Hatcher, surely

the judge would not have asked this? The question in that case was whether a property manager can appear in court for the lessor, and the answer decided in that case was no.

As we cannot go back in time to relisten to the judge’s comments, and as it would be an impertinence to ask a sitting judge to explain a statement he may not have made, the editors of this publication wish to place an asterisk on that original article and discuss the issue briefly as follows, but without ultimate resolution as to what the judge actually said or meant:

Since *Varney Enterprises, Inc. vs WMF, Inc.* (1988), no corporate owner or lessor has been allowed to proceed with eviction without an attorney.

Since *LAS Collection Services v Pagan* (2006), no individual has been allowed to proceed with eviction on behalf of another “as agent”.



Hatcher decided the following question: If an individual (non-corporate) property manager signs the rental agreement personally, is that property manager a lessor, and allowed to appear in court without a lawyer? Yes, the manager can appear without a lawyer if they are on the rental agreement, i.e. a *de jure* lessor.

On the other hand, if an individual property manager has not signed the rental agreement but acts like the lessor/landlord in every sense and has every action and interaction with the renter, is that manager the *de facto* lessor/landlord? In *Hatcher*, the Supreme Judicial Court did not consider this fact pattern or define these terms.


We know that in some circumstances a court may consider a property manager to be a landlord. For instance, under “Common Pitfalls of Housing Court Practice” by Stephen Carreiro and Hon. Manuel Kyriakakis, 2nd Supplement

2006, in the section “The Filing of a Complaint,” we read:

“There is no exception for anyone but the owner or an attorney for the owner to sign the summary process summons and complaint. On the other hand, it should be remembered that one does not have to have title to be the landlord. Managers can thus bring summary process actions, not in their roles as managers, but as landlords. If the manager has been authorized by the owner to control the property, rents out the apartment, and has assumed the responsibility and liability for the care of the property, then the manager is in fact the landlord, and in this capacity is authorized to bring an eviction action.”

That was written before the *Hatcher* decision, of course. But exactly how a

property manager who is not a signatory to the lease/rental agreement might be deemed to be a landlord/lessor remains an open question.

We have tried unsuccessfully to find statutory definitions for the words “landlord” and “lessor” (in connection with real estate, not goods). A future decision may elucidate what it means to be a landlord or lessor, and settle this and other questions. 

LINKS

Hatcher: <http://clickmetertracking.com/hatcher>

Eviction: <http://clickmetertracking.com/eviction-massachusetts>

MassLandlords Thanks Our Property Rights Supporters

Property Rights Supporters make monthly contributions earmarked for policy advocacy.

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One-time and bespoke donations sincerely appreciated, too numerous to list here. To join, complete a pink sheet at any MassLandlords event or sign up online at MassLandlords.net/property. 

NEW HOUSING COURT JUDGE and Clerk Magistrate

By Peter Vickery, Esq., Legislative Affairs Counsel

Associate Justice Jonathan Kane and Clerk Magistrate Michael Doherty were recently both confirmed to the Western Division Housing Court.

Governor Charlie Baker named—and the Governor’s Council recently approved—two nominees for the Housing Court, both of them from Western Massachusetts.

JONATHAN J. KANE

Associate Justice, Housing Court

On May 1, 2019, the Governor’s Council confirmed Amherst resident Jonathan J. Kane for the position of Associate Justice of the Housing Court.

A graduate of Haverford College and Boston College Law School, Kane joined the Northampton law firm of Fierst, Kane & Bloomberg, LLP, in 2001 where he became partner in 2005. His landlord-tenant practice made him a regular in the Housing Court. He chaired the Western Division Housing Court bench-bar committee from 2009 until 2014 when he became chair of the court-procedures subcommittee. In addition to representing property owners, Kane organized volunteers for the bar association’s Lawyer for the Day program at the Hadley courthouse, which provides free services to landlords and tenants alike on a first-come-first served basis.

YouTube footage of part of the Governor’s Council hearing shows Councilor Robert Jubinville (D: 2nd District) expressing dissatisfaction with Kane’s response to a hypothetical question about enforcing the terms of a lease prohibiting the use of cannabis, which could result in a tenant being evicted. Kane stated that his job as a judge would be to enforce constitutionally and legally enforceable terms.

Kane’s only campaign contributions listed in the Office of Campaign and Political Finance were to District Attorney David E. Sullivan in 2009 and 2010 (total \$300.00). The Board of Bar Overseers reports him as having no record of discipline.

MICHAEL J. DOHERTY

Clerk Magistrate, Western Division Housing Court

On February 13, 2019, the Governor’s Council confirmed Northampton resident Michael J. Doherty for the position of Clerk Magistrate.

Doherty has a bachelor’s and MBA from the University of Massachusetts, Amherst, and prior to confirmation served as the Western Division’s acting Chief Housing Specialist and later as its Assistant Clerk Magistrate. Before joining the Housing Court, Doherty worked as Assistant Building Commissioner and Inspector for the City of Holyoke. Doherty started his career in property management and has spoken at several landlord meetings events in Western Massachusetts, including a MassLandlords gathering at the Delaney House, Holyoke, on May 9. His advice to landlords hoping to avoid Housing Court?

“Being a landlord is a fulltime job, 24/7, and tenants are your customers. That means quality customer service. If you do not approach it as such, you will end up in Housing Court.”

The Office of Campaign & Political Finance lists no campaign contributions from Doherty. 



LINKS

Housing Court: <https://masslandlords.net/laws/housing-court/>

YouTube Footage: <http://clickmetertracking.com/youtube-judge-jonathan-kane>

REGIONAL



2019 JUNE

Upcoming events
See details under each region

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
						1
2	3 Southbridge 7:00pm-9:00pm	4	5 Newton 6:00pm-9:00pm	6	7	8
9	10	11	12 Worcester 5:30pm - 8:30pm	13 Longmeadow, Fitchburg 5:30pm - 8:30pm	14	15 Cambridge Crash Course 8:30am-1:40pm
16	17	18 Cambridge, Pittsfield 5:30pm - 8:30pm	19	20	21	22
23	24	25	26	27	28	29
30						



2019 JULY

Upcoming events
See details under each region

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27 Cambridge Crash Course 8:30am-1:40pm
28	29	30	31			

BERKSHIRE COUNTY

Pittsfield: No June Meeting

Our next event will be held Tuesday September 17th from 6:00p to 9:00p at Zucchini's Restaurant in Pittsfield. Have a great summer!

BOSTON, CAMBRIDGE, SOMERVILLE

Cambridge: The MassLandlords Crash Course in Landlording

SAT
6/15

Learn everything you need to succeed as an owner or manager of residential rental property in Massachusetts.



This fast-paced course is strictly limited to 16 participants to allow for detailed discussion and Q&A. Course tuition includes:

- Small group session with the Executive Director, a trained presenter and experienced landlord, and the attorney.
- A comprehensive agenda, see below.
- Your choice of two books:
 - *Every Landlord's Tax Deduction Guide* by NOLO,
 - *The Good Landlord* by Peter Shapiro,
 - *Getting to Yes* by Roger Fisher, and/or
 - *The Housing Manual* by H. John Fisher.
- A bound summary of all material presented.
- Breakfast pastries, coffee, tea.
- Lunch sandwiches, sodas, chips, cookies; all dietary requirements

satisfied, please notify us when you purchase a ticket.

- A MassLandlords ballpoint pen.
- A coupon for 10% off any MassLandlords annual membership.
- A MassLandlords certificate of completion and permission to use "MassLandlords Crash Course graduate" on your marketing material.

[Click here to purchase tickets for this event](#)



Instructor Douglas Quattrochi

Featured Testimonial



"I simply wanted to reach out and express just how happy I am to have attended the landlording crash course. The presentation and delivery of the information was flawless and I certainly have walked away with a greater understanding of the intricacies that govern being an above average landlord/manager."

– Michael Murray

SATURDAY, JUNE 15TH, 2019

AGENDA

- 8:30am Introduction of MassLandlords and course participants
- 8:45am Rental markets
 - Urban, suburban, rural
 - Luxury, college, professional, working, subsidized, rooming houses
- 8:55am Property selection
 - Lead paint (Legal highlight)
 - Utilities
 - Bones vs surfaces
 - Amenities
 - Repairs and renovations
 - Durable vs beautiful
 - What if I'm stuck with what I've got?

- 9:05am Sales and marketing 101 for rental property managers
 - Marketing rentals
 - Sales process
 - Staying organized
 - Branding a small business
 - Getting more or fewer calls
 - Tips and tricks

9:45am Break

9:55am Applications and screening

- Criminal, credit, eviction
- Discrimination (legal highlight)
- Tenant Screening Workshop

10:50am Rental Forms

- Lease vs Tenancy at Will
- iCORI
- Eviction notices

11:10am Legal Matters

- Late fees
- Security deposits
- Eviction process
- Move-and-store
- Water and electrical submetering
- Housing Court vs District Court
- Warranty of habitability
- Inspections
- Subsidies
- Rent control

12:10pm Break and Lunch, with free form Q&A

12:40pm Maintenance,

- hiring, and operations
- Keeping the rent roll and expenses
- Filing taxes
- To manage or not to manage
- Tenants as customers
- Notifying tenants
- Extermination
- Monitoring contractors
- Lease violations and conflict resolution
- Record keeping

1:15pm Overview of books and resources for further education

1:20pm Review of unanswered questions

1:40pm End

LOCATION

Cambridge Innovation Center
14th Floor
One Broadway
Cambridge, MA 02134

ACCESSING FROM THE T

- Exit the Kendall T stop on Main St.
- Cross to the side of Main St. with the Chipotle and walk up the street towards Broadway, passing the Chipotle on your left.
- You will then round the corner to the left and One Broadway will be across the street diagonally.
- Cross over Third St. and Broadway to arrive at One Broadway.

For all attendees Upon entering One Broadway, you will need to check in with the lobby security. You'll just need to show your ID and let them know you're going to the MassLandlords event and which floor.

PARKING

Accessible by T and highway. Parking available in several garages for weekend rates. See [CIC Directions](#) for details. Pilgrim Parking has affordable rates and is a short walk from the venue, [click here](#) for details

FOOD**Breakfast:**

- o Fresh bagels, large muffins, cinnamon rolls, coffee cake slices and scones with cream cheese, butter, and jam
- o Fresh fruit platter
- o Assorted fruit juices and coffee

Lunch:

- o Assorted gourmet sandwiches
- o Garden salad
- o Fruit salad
- o Assorted pastries
- o Soda, juice, water

*Please email hello@masslandlords.net if you have any dietary restrictions and need a special meal.

PRICING**Online:**

Non-members: \$205

Members: \$195 ([log in](#) before you register or you will see the non-member price)

Online registration required. All ticket sales final.

[Click here to purchase tickets](#)

Membership.

Please note: this event is run by MassLandlords staff.

Cambridge: Networking and Training Event

TUE
6/18

Our June meeting will be held Tuesday, June 18, at One Broadway, Kendall Square, from 5:30pm to 8:30pm. We are working with members to select a topic. Suggestions always welcome at hello@masslandlords.net. Check MassLandlords.net/events for updates.

Cambridge: The MassLandlords Crash Course in Landlording

SAT
7/27

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- Breakfast pastries, coffee, tea.
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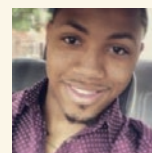
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Breakfast:

- o Fresh bagels, large muffins, cinnamon rolls, coffee cake slices and scones with cream cheese, butter, and jam
- o Fresh fruit platter
- o Assorted fruit juices and coffee

Lunch:

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- o Garden salad
- o Fruit salad
- o Assorted pastries
- o Soda, juice, water

*Please email hello@masslandlords.net if you have any dietary restrictions and need a special meal.

PRICING

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Non-members: \$205

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Online registration required. All ticket sales final.

[Click here to purchase tickets](#)

Membership.

Please note: this event is run by MassLandlords staff.

Cambridge Event Series Returns September 17

After the June 18 meeting, there will be no regular monthly meeting in July or August. Members should feel free to use the message board

MLCambridge@GoogleGroups.com to coordinate a volunteer picnic or get-together at a park or residence.

Our event series will return on the third Tuesday of September.

CENTRAL WORCESTER COUNTY

Worcester: Albion Show-and-Tell, Bubble Panel

WED
6/12

Part I: The Albion Restored

We're sending a photographer to meet Mike O'Rourke and create a PowerPoint show-and-tell. Mike restored an infamous downtown Worcester rooming house called "The Albion" from a state of neglect to a well-run, well respected, and greatly admired home for many. He has come up with some surprising and effective new approaches to management and buildings. From security to electric stoves, we'll learn how it's really done. There will be no "before" pictures, we'll be focused on what works now.

Mike has been written about at least twice in the Worcester Telegram and Gazette, is a MassLandlords State-wide Board Member Emeritus, and has contributed immeasurably to the cause of creating better rental housing in Massachusetts.

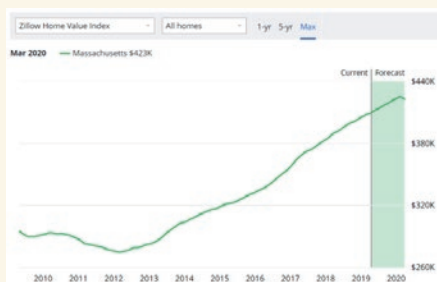
Part II: Are We In a Bubble?

We have finally corralled the speakers we need to have this discussion. With building prices what they are, who can make money on a new acquisition? No one can predict the future, but we can speculate and we can build defenses, in some ways. And we can prepare to buy, in other ways. Or we can ignore the naysayers and just keep buying. We'll have a good discussion.

This part of the presentation will be given by a panel TBA.



The Albion, Restored (Google Maps)



Zillow home value index
(<https://www.zillow.com/ma/home-values/>)

Have you seen our Leave Stuff, Take Stuff Table?

Market your business, pick up handouts, give away an old doorknob. Everything goes on our first-come, first-served display table at all our events. Please bring business cards, brochures, coupons. And feel free to pick up your own uncollected marketing materials at the end. Everything not claimed end-of-event may be chucked.

“No Sales Pitch” Guarantee

MassLandlords offers attendees of directly managed events a “No Sales Pitch” guarantee. If a guest speaker offers services, their presentation will not discuss pricing, promotions, or reasons why you should hire them. We do not permit speakers to pay for or sponsor events. Guest speakers are chosen for their expertise and willingness to present helpful educational content. Your purchase of an event ticket sustains our nonprofit model.

WEDNESDAY, JUNE 12TH

MEETING AGENDA

5:30pm Sign-in/Networking
Networking draws from Worcester, Shrewsbury,

Millbury, Auburn, Leicester, Paxton, Holden, West Boylston, Boylston, Grafton, Upton, Northbridge, Sutton, Oxford, Charlton, Spencer, Oakham, Rutland, Princeton, Clinton, and Sterling.

6:15pm Buffet Dinner by The Vintage Grille
6:40pm MassLandlords Business Update and Member Minutes
Member Minutes – Any member can have the mic for 60 seconds (introduce yourself, ask a question, share words of wisdom, etc.)

7:00pm Rich Merlino
Meeting Introduction
7:05pm The Albion
7:40pm Bubble?
9:00pm Doors close

LOCATION

Worcester Technical High School
1 Skyline Dr
Worcester, MA 01603

PARKING

There is ample free parking in the first lot you see, in the covered garage to your left, on top of the garage (entrance further down road), and around the back of the school

FOOD

Cheese and crackers, sodas, water, coffee, decaf
Hot buffet dinner, incl. salad, rolls
Cookies, brownies, and/or blondies

*Dietary restrictions: purchase an early-bird ticket and email hello@masslandlords.net, we will accommodate you.

PRICING

Open to the public. Membership is not required!

Door:

Public: \$24
Members: \$19

Early-bird, reserve seven days prior by 12pm:

Public: \$22
Members: \$14

Premium Members: No charge and no need to register

Extra Credit

- **First time attendees:** Join as a member before leaving the event, your public ticket will be credited toward membership.
- **Members:** Bring a first-time attendee who joins at the event, your membership will be extended by one month free. No limit.

This event is operated by MassLandlords staff. Check in with your MassLandlords ID card.

This is part of the Worcester rental real estate networking and training series.

Central Worcester Event Series Returns September 11

After the June 12 meeting, there will be no regular monthly meeting in July or August. Members should feel free to use the message board WorcesterPOA@GoogleGroups.com to coordinate a volunteer picnic or get-together at a park or residence.

Our event series will return on the second Wednesday of September.

CHARLES RIVER (GREATER WALTHAM)

Newton: Last Charles River Event of the Season: Asset Protection and Estate Planning, LLC's, Inc's, and Trusts

WED
6/5

Part I: Asset Protection 101

If you got sued tomorrow, would you be at risk of losing everything? Owners who operate with an LLC, Inc., or Trust have “**disaster containment**” so that if one folds, the rest of the business survives. They also have lots of **insurance**. Find out whether your setup is adequate.

Another question we'll address is whether your **trust** is protecting you the way you think. Trusts have one key advantage but in many respects they're now second to the LLC.

This presentation addresses questions for both **new and experienced owners** looking to select a going-forward structure, make a change, or gain confidence in their current setup.

This part of the presentation will be given by MassLandlords staff.

Part II: Estate Planning and Inheritance

Once we know how to cover our assets in life, we'll look further ahead and go in-depth on inheritance and estate planning issues. We'll cover the topic from the perspective of owners looking to have a **plan for your own affairs** as well as **children looking to help their parents** chart a course. Particular focus on estate planning for real estate owners.

This part of the presentation will be given by Attorney Deborah Danger, Attorney Annika Bockius-Suwyn and Attorney Meagan Durigan of DangerLaw LLC. DangerLaw specializes in estate planning, family law, guardianship/conservatorship, and small and family business protection. They're unconventional attorneys committed to making the difficult subject of estate planning fun and enjoyable.



DangerLaw makes a difficult estate planning process fun

Impending Lawsuit



MassLandlords Repertoire on Asset Protection is Fun and Accessible

Have you seen our Charles River volunteer website? Market data

available on rent levels for Waltham and surrounding areas. We encourage you to also take the poll on your current views of the rental market. Use the "Contact Us" form to request a login at crrha.org

Purchase your ticket in just a few clicks!

"No Sales Pitch" Guarantee

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WEDNESDAY, JUNE 5ST

CHARLES RIVER MEETING AGENDA

6:00pm Sign-in/Networking

Networking draws from Waltham, Newton, Weston, Watertown, Wellesley, Wellesley Hills, Lincoln, Dover, Arlington, Belmont, and the western ends of Cambridge and Boston.

6:10pm Pizza and sodas provided

6:40pm Executive Director Doug Quattrochi with the MassLandlords Business Update

Member Minutes – Any member can have the mic for 60 seconds (introduce yourself, ask a question, share words of wisdom, etc.)

7:00pm Asset Protection 101

7:40pm Estate Planning and Inheritance

9:00pm Doors Close

LOCATION

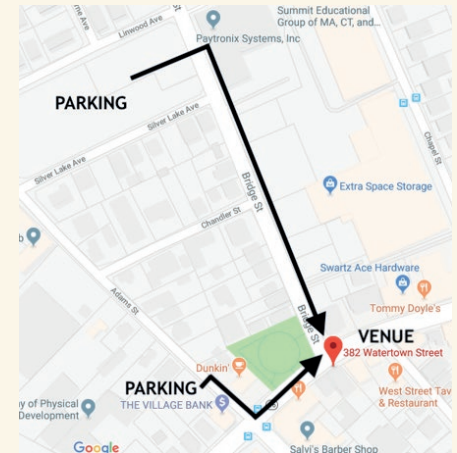
Charles River Properties
382 Watertown St
Newton, MA 02458

PARKING

Lots of street parking available at this hour.

Public parking lot behind Village Bank near corner of Adams and Watertown Streets (<0.1 miles).

Public parking lot at Bridge St and Linwood Ave (0.2 miles).



FOOD

Pizza

Soda, Water

Please feel free to bring a dinner that meets your dietary goals/restrictions

PRICING

Open to the public. Membership is not required! **Seating is limited to 25.** If tickets are active, seats are available. This location credit card and check only.

Public: \$15.00

Members: \$10.00

[Click here to purchase tickets for this event](#)

This event is operated by staff and volunteers together.

This is part of the [Greater Waltham rental real estate networking and training series](#).

Charles River Event Series Returns September 4

After the June 5 meeting, there will be no regular monthly meeting in July or August. Members should feel free to use the message board CRRHA@GoogleGroups.com to coordinate a volunteer picnic or get-together at a park or residence.

Our event series will return on the first Wednesday of September.

GREATER SPRINGFIELD

Longmeadow: State Sanitary Code, Economic Opportunity Zones

THU
6/13

Our season finale will be back at Longmeadow where we'll discussing our buildings and our portfolios.

Part I: Residential State Sanitary Code

We'll start the evening by reviewing the residential state sanitary code, which is the **defining feature** of residential rental real estate. Unlike your own home, in which you might tolerate deficiencies, or a commercial building, where you can put maintenance on the renter, residential rental real estate requires owners to maintain their premises inside and out. We'll be reviewing the **common issues** and how to remedy and foolproof them.

This part of the presentation will be given by either **David Cotter, Springfield's Deputy Director of Housing Code Enforcement** or **Steve Desilets, Springfield's City Code Enforcement Commissioner**. David and Steve are kind enough to join us outside their jurisdiction and share their knowledge of the state sanitary code, which **applies to all municipalities** equally.

This is the topic that was previously scheduled for May.

Part II: Economic Opportunity Zones

The Tax Cut and Jobs Act of 2017 granted states the power to define

Economic Opportunity Zones, which offer **tax-deferred or tax-free** investment opportunities to landlords and businesses alike. We'll review this process and show areas in your neck of the woods that would qualify.

This part of the presentation is MassLandlords repertoire and will be given by MassLandlords staff or an accountant TBA.



Heating systems can and should be perfect: the Sanitary Code regulates dwelling temperatures



Map of economic opportunity zones

Purchase your ticket in just a few clicks!

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THURSDAY, JUNE 13TH

RHAGS MEETING AGENDA

5:30pm Sign-in and Networking

Cash bar

Networking draws from Springfield, West Springfield, Holyoke, Chicopee, Ludlow, Wilbraham, East Longmeadow, Longmeadow, Agawam, Southwick, Southampton, Easthampton, Northampton, Westhampton, Hadley, South Hadley, Granby, Amherst, Belchertown, Ware, Palmer, Warren, Monson, and Hampden.

6:00pm Buffet dinner

6:40pm State-wide Business Update and Member Minutes

7:00pm Local Updates

7:05pm Legal Update

7:10pm State Sanitary Code

7:50pm Economic Opportunity Zones

8:30pm Networking

9:00pm Doors Close

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LOCATION

You can just about taste the whiskey bread pudding reading this event listing:

Twin Hills Country Club
700 Wolf Swamp Rd
Longmeadow, MA 01106

FOOD

Hot buffet dinner, incl. salad and rolls
Cash bar
Hot Coffee & Tea
Dessert

*Dietary restrictions: purchase an early-bird ticket and update the goals/restrictions field in your profile, we will accomodate you.

PRICING

Open to the public. Membership is not required!

Door:
Public: \$40
Members: \$35

Early bird, reserve seven days prior by 12pm:
Public: \$38
Members: \$30

Nametags are printed for all early-bird tickets and premium members.

Extra Credit

- **First time attendees:** Join as a member before leaving the event, your public ticket will be credited toward membership.
- **Members:** Bring a first-time attendee who joins at the event, your membership will be extended by one month free. No limit.

Click here to purchase tickets for this event

This event is operated by MassLandlords staff. Check in with your MassLandlords ID card.

This is part of the Springfield rental real estate networking and training series.

Greater Springfield Event Series Returns September 12

After the June 13 meeting, there will be no regular monthly meeting in July or August. Members should feel free to use the message board West@GoogleGroups.com to coordinate a volunteer picnic or get-together at a park or residence.

Our event series will return on the second Thursday of September.

LAWRENCE, METROWEST

Marlborough: No June Meeting

We'll see you at our annual barbecue in July!

Marlborough: MWPOA Member Picnic

Members with "MWPOA" memberships are invited to the MetroWest Summer Picnic. We'll have catered barbecue, great conversation, and our always fun "left behind" auction.

Details TBD, but tentatively plan to bring a dessert to share! The best homemade dessert may win a prize, to be announced.

This event is for MWPOA-members only and is free with membership.

TUESDAY, JULY 9TH

METROWEST PROPERTY OWNERS ASSOCIATION PICNIC
6:00pm Picnic

LOCATION

Marlborough Fish and Game
1 Muddy Ln
Marlborough, MA 01752

FOOD

Catered barbecue
Beverages
Dessert

PRICING & RSVP

MWPOA membership required. ***MWPOA Members***
RSVP by emailing your full name to Laurel_newlakeview@yahoo.com

This event is operated by volunteers.

NORTHERN WORCESTER COUNTY

Fitchburg: Q&A with the Board of Health

THU
6/13

Come and join us to find out what you can do to be in compliance, and other sanitary code laws that will have an



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impact on your properties and your bottom line.



Our Events are Held at Monty Tech

THURSDAY, JUNE 13TH

NWCLA MEETING AGENDA

Visit nwcla.com for any last-minute updates or changes.

6:45pm Dinner and Networking

Networking draws from 25 towns including Fitchburg, Gardner, Leominster, Athol, Holden, Ayer, Orange, Ashburnham, Spencer, Ashby,

Lunenburg, Townsend, Westminster, Princeton, Sterling, Lancaster, Shirley, Groton, Pepperell, Winchedon, Templeton, and Hubbardston.

7:00pm Presentations

LOCATION

Montachusett Regional Vocational Technical School (Monty Tech)
1050 Westminster Street
Fitchburg, MA 01420

PARKING

There is ample free parking beside the school. **Do not** park along the fence where the busses park. Do not park in any of the handicap spots unless you have the proper handicap parking sticker.

FOOD

Dinner by Happy Jack's Cantina Grille from N. Main St. in Leominster.

PRICING

Membership not required!
Open to the public.

Early-bird ends seven days prior @ 12pm:

Public and Members other than NWCLA: \$15

MassLandlords.net/NWCLA members: pay annual dues, then free

After Early bird or at the door:

Public and Members other than NWCLA: \$20

MassLandlords.net/NWCLA members: pay annual dues, then free

This event is operated by volunteers.

Northern Worcester County Event Series Returns September 12

After the June 13 meeting, there will be no regular monthly meeting in July or August. Members should feel free to use the message board



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Or add the helpline to your membership for a low annual fee and rest assured that you will have one-on-one access to our counselors and attorney referrals for:

- ✓ Landlord rights and responsibilities
- ✓ Nonpayment of rent
- ✓ Contractor disputes
- ✓ Termination of tenancies and eviction
- ✓ Rent increases
- ✓ Angry neighbors
- ✓ Municipal fines or assessments,
- ✓ Building disasters
- ✓ Sleepless nights

Schedule a consult: **774-314-1896** or hello@masslandlords.net

Details and Prepayment:

<https://masslandlords.net/membership-confirmation-helpline/>

NWCLA@GoogleGroups.com or Facebook group to coordinate a volunteer picnic or get-together at a park or residence.

Our event series will return on the second Thursday of September.

SOUTHERN WORCESTER COUNTY

Southbridge: Steve Levois, Lt. Fire Inspector

MON
6/3

Our monthly training and networking event will be held on Monday June 3rd. Steve Levois, Lt. Fire Inspector for the Town of Southbridge will be joining us.



The SWCLA Meets at the Southbridge Community Center fka Casaubon Senior Center

MONDAY, JUNE 3RD

SWCLA MEETING AGENDA

7:00p MassLandlords Business Update
7:10p Guest Speaker
7:45p Pizza break
8:00p Meeting wrap-up
8:30p Networking

LOCATION

Southbridge Community Center
(aka Casaubon Senior Center)
153 Chestnut St.
Southbridge, MA 01550

FOOD

Pizza and Beverages

PRICING

Open to the public for your first time! Membership not required for your first time.

Members are admitted for free
General public free the first time, then pay \$50/yr for membership.

This event is operated by volunteers.

Southbridge Event Series Returns September 9



After the June 3 meeting, there will be no regular monthly meeting in July or August. Members should feel free to use the message board SWCLA@GoogleGroups.com to coordinate a volunteer picnic or get-together at a park or residence.

Our event series will return on the first Monday of the month (adjusted for holidays like Labor Day) in September.



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For more information contact:
Andrew Miller
SVP, Commercial Relationship Officer
a.miller@avidiabank.com
774-760-1252

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