

By Mr. Rogers of Framingham, petition of Andrew J. Rogers, Jr., for legislation to regulate rent control in certain cities and towns. Local Affairs.

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Eighty.

AN ACT REGULATING RENT AND EVICTION CONTROL PROGRAMS OF CERTAIN RENTAL PROPERTY IN CITIES AND TOWNS.

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 186 of the General Laws is amended by
2 adding after Section 15F as inserted by Chapter 575 of the Acts of
3 1974 the following new section:

4 *Section 15G.* Any rent and eviction control program established
5 by a city or town, under an act passed by the General Court which
6 does not contain a provision for vacancy decontrol or where such a
7 decontrol provision would exceed a period of two years from the
8 date said act became effective, shall be deemed to provide and shall
9 be so construed that a rental unit vacated voluntarily or pursuant to
10 court order shall not be subject to such rent and eviction control
11 program. When a vacancy occurs as defined in this section, the
12 owner, or his agent or manager, shall notify the rent control board
13 or other agency administering the program, in writing, that a
14 controlled unit has been vacated as provided in this section. Such
15 notice shall contain sufficient information for the board or agency
16 to identify the unit. Upon receipt of such notice the Board or
17 agency shall take no further action to regulate, issue certificates of
18 decontrol, or otherwise control such unit and the unit shall be
19 deemed to be decontrolled.

1 SECTION 2. Section 1 of this act shall become effective July 1,
2 1979, as to vacancies occurring or existing in property subject to a

3 rent and eviction control program in existence two years or more
 4 on that date. If a city or town establishes a rent and eviction control
 5 program under an act passed by the General Court after the
 6 effective date of this act, this Section shall apply to vacancies
 7 occurring two years or late from the date that such a rent and
 8 eviction control program became effective.