



It's Time: How to Help Oppose Rent Control

**What Is in
This Ballot
Question?**

A Call to Action for REALTORS®

Activists have submitted signatures for a 2026 ballot question that would overturn a law passed by Massachusetts voters and impose one of the nation's most restrictive and damaging statewide rent control agendas across all 351 cities and towns in the Commonwealth.

HOUSING for MASSACHUSETTS is the leading campaign to **OPPOSE RENT CONTROL** in our state and REALTORS® have stepped up to help lead this coalition.

Study after study found that rent control discourages investment in housing, leading to fewer homes, less home and building maintenance, and lower property values. We need real solutions for our housing crisis: not broken policies that have already failed. **WE CANNOT LET HISTORY REPEAT ITSELF.**

A one-size-fits-all mandate

- Communities are not allowed to opt-out of this measure even if local residents vote against it.

The most restrictive statewide policy in the U.S.

- Annual rent increases are capped at CPI, or 5%, whichever is lower. The average CPI increase from 2005-2024 was 2.58%.

A devastating blow to housing creation and quality

- History and data have proven that housing creation virtually disappears in communities with rent control.

An inequitable proposal that hurts small property owners

- Rents covered under this proposal never reset to market rates and baseline rents are established as of Jan. 31, 2026.

A "boon" to short-term rentals and a nightmare for seasonal communities

- Only short-term rentals of 13-days or less are exempt; this means that any property rented out for 14 days or more (even once) could be covered by rent control forever.

HOUSING for MASSACHUSETTS is a coalition of MA citizens, small property owners, family-owned real estate companies, affordable housing developers, and housing advocates. We aim to educate and advocate for policies that support housing creation in MA, improving availability and affordability for all.



HousingforMass.com



How Can I Help?

Know the issues and please donate to the campaign.