

Offered by City Councilors Lydia Edwards and Josh Zakim



CITY OF BOSTON IN CITY COUNCIL

AN ORDINANCE REAUTHORIZING CONDOMINIUM CONVERSION PROTECTIONS IN THE CITY OF BOSTON

WHEREAS: Since 1983, the Commonwealth of Massachusetts has afforded municipalities the option to enact protections for tenants residing in properties subject to condominium conversion; and

WHEREAS: Boston's condominium conversion ordinance, last updated in 2014, affords residents of covered properties a notice period, right of first refusal to purchase their unit, relocation assistance, just cause eviction, and relocation benefits if the unit is converted to a condominium; and

WHEREAS: The tenant protections offered through Boston's condominium conversion ordinance sunset on December 31st, 2019; and

WHEREAS: Due to statutory limitations, tenant protections for condominium conversions are limited to properties of four or more units; and

WHEREAS: Data from the City of Boston suggests the majority of condominium conversions are occurring predominantly, in two-and three-family homes; and

WHEREAS: While condominium conversion levels peaked during the economic recession of FY2009, conversion levels increased substantially between Fiscal Years 2013 and Fiscal Year 2017; and

WHEREAS: Expiration of the protections afforded through the condominium conversion ordinance pose a threat to Boston renters; and

WHEREAS: The City Council hereby declares in accordance with St. 1983, c. 527, Section 2, Paragraph 4, that current conditions in the City of Boston continue to constitute an acute rental housing emergency requiring action by the City due to the high prices of condominiums and rents, the high cost of new housing construction and finance, and the reduction of rental housing stock through the conversion into

condominiums or cooperatives, thus resulting in threats of displacements, particularly, to low and moderate income residents, elderly persons, and disabled persons, and inability of those tenants to secure comparable rental housing, even with alternative forms of rental assistance; *NOW THEREFORE*

Be it ordained by the City of Boston, as follows:

Section 1.

Section 5 of Chapter 8 of the Ordinance of 1999 is revised such that the phrase "2014" is stricken where it appears and the phrase "2019" is substituted.

Filed in City Council: January 16, 2019