



City of Boston
Mayor Martin J. Walsh
Licensing Board

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Executive Secretary:
Lesley Delaney Hawkins

**THE LICENSING BOARD FOR THE CITY OF BOSTON'S ADVISORY REGARDING
THE STATUS OF THE ONGOING CLOSURE OF NON-ESSENTIAL BUSINESSES
AND THE APPLICABILITY TO LODGING UNITS**

Issued: April 1, 2020

On March 31, 2020, due to the ongoing public health crisis, Governor Charles Baker announced the extension of the non-essential business emergency order (the "Order") until May 4, 2020. Governor Baker also announced new guidance from the Executive Office of Health and Human Service regarding hotels, motels, inns, bed and breakfasts, lodging houses, and short-term rentals ("Lodging Units") and in what instances Lodging Units are deemed to be providing a COVID-19 Essential Service (the "Guidance").

In order to provide further clarity, the Licensing Board for the City of Boston (the "Board") issues this advisory regarding the Order, the Guidance, and the applicability to Lodging Units (the "Advisory").

In no way does the Advisory supersede the Order or the Guidance but is meant to serve as an additional resource to operators of Lodging Units in the City of Boston. All owners, operators, and managers of Lodging Units must review, understand, and abide by the Order and the Guidance which can be found here:

<https://www.mass.gov/doc/march-31-2020-hotel-motel-guidance/download>.

1. Lodging Units include all hotels, motels, inns, bed and breakfasts, lodging houses rented for a period of thirty one (31) days or fewer, professionally-managed units rented for a period of thirty one (31) days or fewer, and short-term rentals (including AirBnB, VRBO, and similar rental properties) rented for a period of thirty one (31) days or fewer.
2. Lodging Units may only be offered or operated for efforts related to COVID-19 (coronavirus) and the ongoing public health crisis and listed in the Guidance such as providing housing for first responders and health care workers or for Massachusetts residents who have been displaced by COVID-19. Lodging Units may not be offered or operated for any purpose other than those deemed a COVID-19 Essential Service in the Guidance. This means that Lodging Units may not be offered or operated for vacation, leisure, or other similar purposes.

3. Guests that are occupying a Lodging Unit as of March 31, 2020, for a purpose other than those deemed a COVID-19 Essential Service in the Guidance may remain in the Lodging Unit until the end of the scheduled duration but may not extend the duration unless it is for a purpose deemed a COVID-19 Essential Service.
4. Guests with future reservations to occupy a Lodging Unit not related to a purpose deemed a COVID-19 Essential Service may not fulfil those reservations.
5. Guests, owners, and employees of Lodging Units must abide by the CDC's social distancing guidelines.

The Advisory is issued in response to the ongoing public health crisis related to the spread of COVID-19 (coronavirus) and will be strictly enforced by the Board and the Boston Police Department. Failure to abide by the Order, the Guidance, or the Advisory or any other of the Rules and Regulations of the Board or laws of the Commonwealth will result in disciplinary action from the Board including, but not limited to, the immediate suspension of the license.

Claims of ignorance of the law, the Order, the Guidance, or the Advisory are not a defense.

Please refer to [boston.gov/coronavirus](https://www.boston.gov/coronavirus) for more information on COVID-19. Any questions should be directed to the Board's Executive Secretary, Lesley Delaney Hawkins, Esq., who can be reached at (617) 635-4170 or Lesley.hawkins@boston.gov.

For the Board,

Lesley Delaney Hawkins

Lesley Delaney Hawkins, Esq.
Executive Secretary & General Counsel