

FEES

Registration Fees (Per Unit)

- Initial Fee \$25
- Renewal Fee \$15
- Maximum fee per building \$2,500
- Maximum fee per Complex \$5,000 (A complex is defined as two or more buildings on the same parcel.)

Inspection Fees (Per Unit)

- Buildings with 1-3 units \$50
- Buildings with 4 or more units \$75

5 Year Alternative Inspection Fees

- \$50 for the first unit at the property
- \$10 for each additional unit □
- Maximum fee per building: \$3,000
- Maximum fee per complex: \$6,000

Private Inspection Filing Fees (Per Report)

Authorized Inspector \$15
Boston Housing Authority/Metropolitan
Boston Housing Partnership \$15

FEES ARE NON-REFUNDABLE.

Exemptions

- Properties owned by federal, state, or local agencies □
- Rooming houses with a valid city-issued lodging license

BENEFITS

- Ensure rental units meet minimum housing code requirements
- Educate owners about state and local housing codes
- Helps the City reach you in the event of an emergency at your property
- Improves the quality of residential units within the City of Boston

For registration requirements, visit:
www.boston.gov/rental-registration

Hours of Operation:
Monday - Friday, 8:00 a.m. - 4:00 p.m.



RENTAL REGISTRATION & INSPECTION PROGRAM

Promoting Safe and Sanitary Housing



<https://bit.ly/RentalRegulation>



isd@boston.gov



617-635-5300

CITY of BOSTON
4205-01



Inspection Services

REGISTRATION

The rental registration and inspection ordinance is designed to ensure every Boston resident lives in safe and sanitary housing. The program is broken into two requirements: registration and inspection.

Rental property owners must register all rental properties annually between January 1st –July 1st. Property owners can register their rental properties online www.boston.gov/rental-registration-portal.

To register, property owners must provide the following information:

- Property address
- Owner's contact information
- A local agent, if the owner lives outside of Massachusetts
- The total number of units in the building

Registrations must be renewed each year by July 1. Owner-occupied properties with six or fewer units must register annually but are exempt from registration fees and the inspection requirement.

PENALTY

Failure to comply with the provisions of this ordinance is punishable by a **fine of \$300 per property per month.**

LANDLORD COUNSELING

The Mayors Office of Housing offers support to Boston landlords with nine or fewer units for small landlords who face issues with income restricted, or vulnerable tenants. For more information call (617) 635-4200.

All private, non-exempt rental units in the city will be selected for a pro-active rental inspection at least once every five years.

The Inspectional Services Department will contact property owners in writing detailing options for fulfilling the inspection requirement. Property owners may do the following:

- Request an inspection from an ISD housing inspector;
- Hire a private inspector authorized by ISD to perform rental inspections;
- Provide passing inspection reports from the Boston Housing Authority or Metropolitan, Boston Housing Partnership; or
- Request a Five-Year Alternative Inspection Plan.
- Must respond to Notice of Selection within 30 days.

The Five-Year Plan exempts owners from some of the inspection requirements, but this option is only granted to landlords with a good history of complying with state and city regulations.

FAQ'S

Do I need to register my rental property?

Yes. Every rental property in the City of Boston must be registered each year by July. Owner-occupied properties with six or fewer units do not pay the registration fees but still must register each year.

I did not receive an invoice for the registration fees.

The City presently does not invoice for rental registrations. It is the responsibility of the property owner to register by the July 1 deadline each year.

I live at the property. Do I need to register?

Yes, you do need to register. If the property contains six or fewer rental units, you are exempt from the registration fees.

I rent out commercial suites. Do I need to register?

No, the rental registration requirement applies only to housing units, not commercial suites.

Can I register and pay online?

- You must register your property online.
- All fees can be paid online