

REALTORS® Oppose Rent Control

The Massachusetts Association of REALTORS® (MAR), a 95-year old professional trade association with 25,000 members, opposes H.1440/S.889, H.1378/S.886 and rent control in all forms.

- Reduces the Quality and Quantity of Available Housing – 93% of American Economic Association economists agree on this point.
 - Disincentivizes Development – total rental units in Cambridge and Brookline fell by 8% and 12% respectively in the 1980s following implementation of rent control.
 - Reduces Quality of Available Housing – a cap on rents limits an owner's ability to repair and improve rental units, which results in deterioration and disinvestment.
- Un-levels the Playing Field – Lower income individuals will be harmed by disrepair and shrinking inventory. Unlike wealthier individuals, they will struggle to find and access rent-controlled units. Cambridge rent control tenants averaged higher incomes and higher status jobs than other residents, including homeowners.
- Unfair – The costs of affordable housing should be borne by the entire community, rather than a small segment of private property owners.

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Massachusetts Association of REALTORS®

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