

Rental Housing Resource Center

(617) 635-RENT(7368)

Search Again

You searched for: "relocation assistance"

CONDOMINIUM CONVERSION

Listed below is a brief summary of rights which tenants who reside in the property at the time of the conversion must be afforded under the Boston Ordinance:

1. **Notice Periods:** Elderly, disabled and low or moderate-income tenants must be given a five-year condominium conversion eviction notice before they are evicted for condominium conversion. All other tenants are entitled to a one-year notice.
2. **Right Of First Refusal To Purchase Unit:** Tenants are entitled to purchase their units before anyone else has a chance to buy them, on the same or more favorable terms than those that are offered to the public.
3. **Relocation Assistance:** A landlord should attempt to provide low or moderate income, elderly or disabled tenants with help in locating accessible and comparable apartments within Boston.
4. **Limitations On Rent Increases:** Rent increases are restricted, during a notice period, to the percentage increase of the Consumer Price Index (CPI) or 10%, whichever is less.
5. **Just Cause Evictions:** Tenants under notice cannot be evicted without a good reason. Landlords must prove such reason, or "just cause", in court.
6. **Relocation Benefit:** Tenants who voluntarily vacate their units during the notice period and are current in their rent are entitled to a relocation benefit from their landlords. On December 15, 2004, the Boston Condominium Ordinance was extended to December 31, 2009 and the relocation benefit was increased from \$3000 to \$5000 for elderly, disabled and low to moderate-income tenants and from \$1500 to \$3000 for everyone else.

Search Again