

**Councilor Gerly Adrien**  
**Ordinance Request #1**  
**May 13, 2020**

**Name: The Housing Stability Notification Act**

**Summary:** The Housing Stability Notification Act is an Ordinance Requiring Notice to Tenants and Former Homeowners of Rights and Resources.

**Purpose:** The purpose of this Ordinance is to promote the housing stability of Everett residents.

**Applicability:**

The provisions of this Ordinance shall apply to all rental units and housing accommodations in the City of Everett, in whole or in part, where a notice to quit or other notice of lease nonrenewal or expiration has been served or should have been served, on the tenant or former homeowner of any such rental unit or housing accommodation as of the effective date of this Ordinance, but where any such rental unit or housing accommodation has not yet been vacated or a final order of judgment for possession has not entered as of the effective date of this Ordinance.

**Required Notice:**

When a landlord or foreclosing owner serves the tenant or former homeowners any notice to quit or notice of lease nonrenewal or expiration, such landlord or foreclosing owner shall, at the same time, also provide the tenant or former homeowner with a notice of basic housing rights and resources, including a list of organizations available to assist tenants and/or former homeowners with their contact information on a form or forms prepared by the City of Everett's Planning Department which shall be attached thereto. Where a landlord or foreclosing owner is exercising a right of lease nonrenewal or expiration, the owner shall give such written notice prepared by the Everett Planning Department at least thirty days prior to commencing any summary process action against the tenant or former homeowner. Such notice shall be provided in-hand or by certified mail. If provided in-hand, the landlord must affix their signature as proof of service, and obtain the tenant's signature as proof of receipt, with a copy left with the tenant, on a form or forms prepared by the City of Everett's Planning Department.

**Enforcement:**

The provisions of this Ordinance shall be enforced by the Chief of Police, the Director of Inspectional Services, and their duly authorized agents, officers and employees, by a noncriminal disposition pursuant to Massachusetts General Laws Chapter 40 Section 21D.

*Schedule of Offense Fine:*

- First Offense: Warning
- Second Offense and Subsequent Offenses: \$300.00