GUIDE ME: My landlord wants to raise the rent and I live in a mobile home park.

**Below is a list of options for you to read. Depending on your situation, one or more of these options may be of assistance.**

***Do you live in a town with rent control?***

*If you live in one of these towns, a mobile home park must seek permission from the town’s rent control agency before it can raise the rent:*

|  |  |  |
| --- | --- | --- |
| *Belchertown* | *Bernardston* | *Boston* |
| *Brookfield* | *Cheshire* | *Chicopee* |
| *Dalton* | *Merrimac* | *Ludlow* |
| *Middleboro* | *North Adams* | *North Reading* |
| *Orange* | *Palmer* | *Peabody* |
| *Pittsfield* | *Raynham* | *Rockland* |
| *Salisbury* | *Springfield* | *Wales* |
| *Warren* | *West Bridgewater* |  |

*To find out how rent control works, you can contact your local town or city hall to get a copy of the rent control regulation.*

**Option 1. No Local Rent Control:**

If there is no mobile home rent control where you live, the park owner can charge any rent they want. A park owner may increase your rent only if:

1. All other park tenants get the same rent increase, and
2. The park owner sends park tenants a rent increase notice that says that the tenancy ends in 30 days, and what the new rent amount will be.

**Option 2. Illegal Rent Increases:**

The rent increase is illegal if:

* The landlord violates the rent control ordinance (if you live in a town with rent control).
* The park owner does not give you correct written notice.
* The rent increase is based on a park rule that is unreasonable or unfair.

*If you suspect that the rent increase is illegal, you can call the Attorney General’s Consumer Complaint Division for help (617) 727-8400.*

You can learn more about mobile home park rules here: <https://www.masslegalhelp.org/housing/lt1-chapter-16-mobile-homes>.

*The suggestions provided above are not legal advice and are provided as information only.*

*Whenever you have a legal problem, it is always best to talk to a lawyer who can give you advice that is uniquely tailored to your situation. The Massachusetts Legal Resource Finder can help you find lawyers and other legal help resources in your area.*