**Guide Me**: My landlord wants to raise the rent

And

I live in a mobile home park

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

If you live in one of these towns, a mobile home park must seeking 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

**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, but 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.

**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.