

Landlords unite over new bylaws

New group formed in Milford area to deal with new stricter rental rules

By Andrew Lightman
DAILY NEWSTAFF

Milford – Amid recent changes to local apartment rental laws, two Milford real estate professionals are forming a landlord advocacy group.

The soon-to-be incorporated Greater Milford Landlord Association is holding its first meeting on April 15, at 10 a.m. in the Milford Town Library.

Co-founder Jennifer Timpany, a multifamily acquisition specialist at Realty Executives in Milford, said the group is forming, in part, to let local landlords talk about “hot buttons issues” like overcrowding.

Milford’s Town Meeting voted last fall on a new set of rules aimed at stopping overcrowding in rental apartments. Included in those rules is a \$50 per-apartment annual fee and a \$300 per-day fine for landlords who are caught renting out overcrowded apartments.

While Timpany said she agrees with the intent of the rules, she said some landlords may have concerns with the penalty provisions.

“Three hundred dollars per day fines passed out, with no provisions to protect the landlords, when they’re working on the problem just isn’t right,” she said.

The other co-founder, Milford attorney **Jim Hentz**, said the idea came about after 20 local landlords attended a January seminar he held on landlord-tenant law. By offering more seminars, he said local landlords won’t be caught off-guard when a legal situation arises.

“Most of them don’t know the law,” he said. “It’s up to them to know what they can and can’t do.”

By forming the nonprofit group, Hentz said landlords can also get access to financial benefits, including discounted carbon monoxide detectors for their rental units.

Though there will eventually be dues, the first meeting will be free, and Hentz said the hopes 100 people from Milford, Bellingham, Medway, Mendon, Upton and Holliston will attend.

With some good luck, Timpany said, the group will grow to also become a forum where landlords can network, share thoughts on handymen, and give themselves a legal voice if need arises, Timpany said, “so we can do something about them instead of react to them.”

“There’s very little in this area in terms of networking and advice and legal support,” she said.

*Andrew Lightman can be reached at 508-634-7583 or
Andrew.lightman@cnc.com*