



January 2026

Subject: 2025 Report on CBC 9-1.3

This memo reports on statistics required under [CBC 9-1.3, Section M](#) (hereafter “Rental Ordinance”) for Calendar Year 2025. Each part below corresponds with the part of the same letter in Section M. The Inspectional Services Department (ISD) shifted this year to calendar year reporting to better align with the Rental Registration renewal period.

A. Registrations and Renewals

The rental registry “renewal season” opens on January 1st each year. Registrants have until July 1st to register or renew their rental property before being subject to fines. As of January 2025, there were 140,291 units registered and 28,000 properties. This compares to the previous year where there were 140,008 units registered and 29,021 properties as of January 2024. The BPDA “[Boston at a Glance - 2025](#)” reports that there are 190,478 renter occupied units. Based on this estimate, the registry captures approximately **74%** of all rental units. Note, not all registrations complete renewal each year, accounting for the difference between registered records and renewals.

New Units Registered <u>Calendar Year 2025</u>	Renewals of Existing Units <u>Calendar Year</u>
4,699	82,913

B. Citations

ISD's primary goal is compliance through assistance. The Department has had success in getting property owners to comply with the ordinance when issues are identified, without resorting to the use of citations and fines as a primary method of enforcement. There were 3 citations for violations of the Rental Ordinance issued in calendar year 2025.

C. Inspections

A total of 8,467 units were inspected under the Rental Ordinance in Calendar Year through a combination of inspections performed by ISD inspectors and approved third party inspectors. As some of these units, in the event of failed inspections, were inspected multiple times, a total of **13,030 inspections** were recorded. We have reported separately on the 12,842 inspections performed by ISD staff in Calendar Year 2025. The report on the following page shows total units inspected and inspections completed by ward.

Under the 5 Year Alternative Program 4,406 units were approved in 2025.

Ward	Total <u>units</u> inspected by ISD	Total <u>inspections</u> performed by ISD	Units inspected via an approved 3rd party	Total <u>units</u> inspected in CY 2025
1	258	218	2	260
2	38	170		38
3	742	1036		742
4	250	1271	24	274
5	710	1488	41	751
6	261	395	4	265
7	134	218		134
8	286	518	5	291
9	457	641	1	458
10	568	784	1	569
11	605	1141	9	614
12	452	686	5	457
13	231	386	2	233
14	610	1028	11	621
15	205	332	8	213
16	185	290	3	187
17	208	327	2	210
18	337	535	10	347
19	245	348	15	260
20	131	199		131
21	1051	1622	27	1078
22	316	434	18	334
TOTAL	8,280	12,843	188	8,468

D. Additional Information - Program Revenue

The Housing Division generated a total revenue of \$2.33 million in CY25, with registrations accounting for \$1.7 million and inspection fees accounting for \$631k.