



City of Boston, Massachusetts
Office of the Mayor
MICHELLE WU

June 3, 2024

To the City Council

Dear Councilors,

I transmit herewith information received from Boston Inspectional Services Department pertaining to 2023 Annual Rental Registration & Inspection Report pursuant to CBC 9-12.3(m).

Sincerely,

Michelle Wu
Mayor of Boston





May 24, 2024

Subject: 2023 Report on CBC 9-1.3

This memo reports on statistics required under CBC 9-1.3, Section M (hereafter “Rental Ordinance”) for Fiscal Year 2023. Each part below corresponds with the part of the same letter in Section M.

A. Registrations and Renewals

Every year on 1/1 “renewal season” opens and registrants have until 7/1 to register or renew their rental property before being subject to fines. As of January 2023, there were 137,002 units registered and 28,797 records. This compares to the previous year where there were 133,883 units and 28,375 as of January 2022. The BPDA “Boston at a Glance - 2024” reports that there are 185,035 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 <i>Fiscal Year 2023</i>	Renewals of Existing Units <i>Fiscal Year 2023</i>
4,972	80,176

B. Citations

A total of 55 properties were cited for a total of 62 issued for infractions related to the Rental Ordinance in Fiscal Year 2023.

Type of Citation	# of Citations Issued
Failure to Register	40
Failure to Secure an Inspection*	22

*A property owner receives this citation if they did not respond to a Notice of Selection for Inspection letter from ISD or failed to show up for the inspection after a third attempt.

C. Inspections

The inspections completed in FY23 were primarily from the notice of selection mailed at the beginning of FY23 (8/11/2022).

A total of 8,406 units were inspected under the Rental Ordinance in Fiscal Year 2023 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, we have reported separately on the 11,027 inspections performed by ISD staff in Fiscal Year 2023. The report on the following page shows total units inspected and inspections completed by ward.

Under the 5 Year Alternative Program 3385 units were approved.

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 FY 2023
			14	14
1	411	604	13	424
2	72	102	7	79
3	539	736	42	581
4	650	973	141	791
5	609	882	62	671
6	288	388	4	292
7	220	337	15	235
8	196	250	6	202
9	214	328	50	264
10	327	483	44	371
11	250	387	5	255
12	161	253	10	171
13	186	267	12	198
14	442	690	31	473
15	219	360	14	233
16	207	313	8	215
17	219	330	9	228
18	450	663	23	473
19	212	315	18	230
20	423	585	25	448
21	908	1295	242	1150
22	357	486	52	408
TOTAL	7,560	11,027	847	8,406

D. Program Revenue

The Housing Division generated a total revenue of \$2.48 million in FY23, with registrations accounting for \$1.90 million and inspection fees accounting for \$542k.