OFFERED BY COUNCILORS EDWARD M. FLYNN, BREADON, CULPEPPER, DURKAN, FITZGERALD, LOUIJEUNE, MURPHY, PEPÉN, SANTANA, WEBER, AND WORRELL

CITY OF BOSTON

IN THE YEAR TWO THOUSAND TWENTY SIX

ORDER FOR A HEARING TO DISCUSS THE POTENTIAL IMPACT ON CITY REVENUE IN THE EVENT THAT BOSTON RECEIVES AN UNFAVORABLE COURT JUDGMENT ON COMMERCIAL PROPERTY ASSESSMENTS

WHEREAS, The City of Boston is currently involved in a lawsuit with a group of commercial property owners over alleged inflation of commercial property values. While the lawsuit is ongoing, there could be major impacts to Boston's assessing practices and generated revenue if the City of Boston does not win the case. If the City loses this case, it is imperative that an immediate hearing be held to discuss these impacts; *and*

WHEREAS, In June 2025, the Boston City Council passed a 17F requesting information on the assessment of commercial properties, including the impact "ATB disputes" - which indicates if a property owner has filed an abatement with the Appellate Tax Board. In September 2025, the administration stipulated that the indication of a previous ATB dispute had no impact on further commercial property assessments; *and*

WHEREAS, In December 2025, a group of commercial property owners entered into a lawsuit with the City of Boston, alleging that the City has implemented a retaliatory policy for property owners who have filed for an abatement and appeal to the ATB; *and*

WHEREAS, In May 2026, the Suffolk Superior Court denied the City of Boston's motion to dismiss the lawsuit. In January 2026, there were reports that indicated that the City of Boston would no longer use the "discussed practice" alluding to the inflation of commercial property values; *and*

WHEREAS, While the litigation is still ongoing, the potential economic implications could have a significant financial impact on the City of Boston's commercial property assessment practices, revenue generated, and ability to fund basic city services within our budget; *and*

WHEREAS, Commercial property assessments have a major impact on Boston's revenue. It's critical property tax assessments are conducted with transparency and fairness*;* ***NOW, THEREFORE BE IT***

ORDERED: That the appropriate committee of the Boston City Council hold a hearing to discuss the negative impacts on city revenue in the event that Boston receives an unfavorable court judgement on commercial property assessments, and that Boston Assessing Department, the Boston Law Department and other interested parties shall be invited to attend.

Filed on: July 8, 2026