

ESSEX COUNTY IMPACT

Impact of Rent Control on Essex County

Our study includes a detailed breakdown of the numbers for each municipality. We've compiled the impact to the three most populous communities in Essex County below.

Community	Loss of Property Value by 2036	Residential Tax Rate increase required to compensate for erosion of tax base
Lynn	17.40%	21.06%
Lawrence	24.21%	31.94%
Haverhill	15.15%	17.85%

The Biggest Impact

At 24.21 percent, Lawrence is projected to experience the 3rd highest level of property value loss in the state.

To view more detailed data, visit MAHousingSolutions.com

Cities and towns are facing a significant untold threat to their bottom lines and the vital public services they provide if the proposed rent control ballot question is approved by voters this fall.

To understand the full extent of this fiscal tsunami, the Greater Boston Real Estate Board partnered with the Center for State Policy Analysis at Tufts on a comprehensive model that maps the state and local impact of rent control.

Our Key Findings

1

The 2026 rent control ballot question would upend the real estate market, shrinking the residential property tax base by 6-9 percent in municipalities all across the Commonwealth.

2

Losses would mount over time. After a decade, property values would decrease by nearly 14 percent – costing home- and property-owners roughly \$300 billion.

3

Faced with fast-eroding tax bases, cities and towns will have to choose between deep cuts to services or tax hikes of at least 10 percent to compensate for the losses.

4

Every city and town would face substantial property tax losses, but the hit to urban areas and college towns would be especially acute, with projected declines of 15-20 percent.

5

In Boston, proposed rent control rules would exacerbate existing fiscal challenges due to slowing residential tax collections and the ongoing commercial tax shortfall.

6

The effects of rent control would be permanent, amounting to a sustained loss of investment for homeowners and a durably shrunken tax base for cities and towns.

To read a full exploration of these impacts, including background on the ballot question, a summary of short and long-term impacts, and case studies of the most severely affected towns and regions, please access the full report on MAHousingSolutions.com.