



Medford City Council  
Medford, Massachusetts

**MEETING DATE**

July 15, 2025

**SPONSORED BY**

Anna Callahan, City Councilor,  
Isaac Bears, Council President

**AGENDA ITEM**

**25-114** - Resolution to Request Legal Opinion and Estimated Tax Levy Impact of the Good Landlord Tax Credit

**FULL TEXT AND DESCRIPTION**

Whereas, as part of its 2024-2025 Governing Agenda and previous resolutions, the Council has stated its intention to implement the Good Landlord Tax Credit in order to help keep rents affordable and support landlords who offer below-market rental rates; and

Whereas, the state law enabling the Good Landlord Tax Credit (S.1795) specifically limits the “Qualified residential rental property” to any unsubsidized 2- to 4-unit residential rental property; and

Whereas, the reason the Council has not yet adopted this provision of state law is because of an analysis by the Assessing Department that stated that the tax credit would not be limited to small 2-4 unit rental properties and thus would provide a significant unintended benefit to corporate owners of large properties and impact the city’s property tax levy; now, therefore:

Be it Resolved by the Medford City Council that we request that the City Solicitor provide a written legal opinion on whether the local adoption of the Good Landlord Tax Credit could be limited to 2- to 4-unit properties and provide both the City Council and the Chief Assessor with said opinion; and

Be it Further Resolved that we request that the Chief Assessor provide the City Council with the potential impact of a Medford Good Landlord Tax Credit on the city’s property tax levy based on the opinion provided by the City Solicitor.

**RECOMMENDATION**

**FISCAL IMPACT**

**ATTACHMENTS**

None