



c/o MassLandlords, Inc.  
One Broadway, Floor 14  
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**DIY LAWYERING AND  
PLUMBING TO BE FILED! =>**

Mark Marzeotti  
5M Properties  
50 Lakeview Ave  
Dudley, MA 01571

**Re: We need your help to file 11 pro-landlord bills**

Dear Mark:

Last summer we were delighted when our civil asset forfeiture bill **passed the Senate by a vote of 31 to 9**. For the first time since water submetering became law in 2004, landlords can improve the law! This month a new legislative session begins. We are arranging for 11 bills to be filed covering everything from court reform to DIY lawyering, plumbing and electrical. Let me tell you about my favorite, this DIY plumbing and electrical bill.

Since MassLandlords was created in 2014, we've watched it get more and more expensive to operate. We don't mean inflation, which certainly is real. We mean **even if you have the money**, it's sometimes **impossible to hire help**.

Electrical and plumbing skills are in especially short supply! But **the law forbids all DIY repairs**. Well, maybe **not for long**. Our bill would legalize like-for-like replacement of select water supply, drain and residential electrical components.

### **Remember That Time You Changed a Light Switch?**

We hope not, because changing a light switch is illegal! Unless you are a licensed electrician, a landlord cannot fix a broken switch, secure a loose electrical outlet, replace a lighting fixture or do any number of electrical repairs. This is true even if you learned on YouTube how to repair it safely.

Don't misunderstand! Shoddy electrical work can kill you or your renter. Being an electrician is a superpower! But **like-for-like repairs** are the least worthy of an electrician's years of experience. Especially when you consider that **in order to stop climate change, electricians need to be working 110% installing heat pumps and upgrading services**. How can our licensed trades carry us into the future when we're buried in the broken ceiling fans of the past?

The same can be said for plumbing. Did you know it takes 9,160 hours to become a master plumber? Plumbing is a superpower. Plumbers bring us safe drinking water, carry away toxic sludge and bring us gas and refrigerant to heat our homes.

But for comparison's sake, if instead of being a plumber you wanted to get a Master's of Science in aerospace engineering, you would only have to study 3,612 hours. That's right, in Massachusetts a rocket scientist gets less training than a plumber. Is it any wonder we have a dire shortage of plumbers when other career paths are faster? Do you really need to work for 9,000 hours before you can safely and correctly install a SharkBite?

**Our bill would make like-for-like repairs available to landlords and contractors who pass a test.**

**We need new members, more property rights support and more volunteers to do this.**

Our bill to study the eviction moratorium will ensure the courts are never closed again.

We have bills to provide a defense to eviction sealing, to nudge us toward duplex zoning statewide and to reform RAFT, as well.

All of this is in addition to our ongoing litigation against the Department of Housing and Community Development. (Did you know they lost 47,000 of our 151,000 applications for pandemic rental assistance?) And Boston's upcoming rent control law is also in our sights.

### **We are Leading the Fight for Your Property Rights, Retirement and Business**

Since 2014, MassLandlords has been helping to create better rental housing for our commonwealth by advocating for common sense changes to the law and regulation.

**Your property rights support is the primary reason we have been able to fight for your rights. Thank you!**

Still we need a lot more staff to accomplish all that we hope to.

**Will you volunteer your time to help us get these bills filed?** We need you to talk to your representative and senator about the importance of these issues to housing providers and renters in their district. We are conducting training sessions daily through January.

Help us do all these things. Help us to **create better rental housing**. Please donate generously of time or financial support as your circumstances allow.

Sincerely,



Douglas Quattrochi  
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#### **Your donation will:**

- ✔ Free staff resources to engage with members, Reps and Senators to file these bills.
- ✔ Augment general funds to support marketing outreach to new landlords.
- ✔ Build towards a permanently staffed policy role to sustain litigation against DHCD and start litigation against Boston over rent control.