

# The Commonwealth of Massachusetts

## DEPARTMENT OF PUBLIC UTILITIES

### NOTICE OF PUBLIC HEARING AND REQUEST FOR COMMENTS

D.P.U. 25-150

May 30, 2025

Investigation of the Department of Public Utilities, on its Own motion, Instituting a Rulemaking Pursuant to G.L. c. 30A, § 2, and 220 CMR 2.00, to Amend 220 CMR 29.00: Billing Procedures for Residential Rental Property Owners Cited for Violation of the State Sanitary Code 105 CMR 410.354 or 105 CMR 410.254

On May 30, 2025, the Department of Public Utilities ("Department"), issued an Order commencing a rulemaking proceeding, pursuant to G.L. c. 30A, § 2, and 220 CMR 2.00, to approve proposed regulations amending 220 CMR 29.00: Billing Procedures for Residential Rental Property Owners Cited for Violation of the State Sanitary Code 105 CMR 410.354 or 105 CMR 410.254 . The Department proposes to amend 220 CMR 29.00 to align with the Department of Public Health's recent amendments to their State Sanitary Code regulation. On May 12, 2023, the Department of Public Health eliminated two sections of 105 CMR 410.000: 105 CMR 410.254 and 105 CMR 410.354 and inserted 105 CMR 410.200. The Department proposes an amendment which would delete reference to 105 CMR 410.254 and 105 CMR 410.354 throughout the regulation and replace it with citation to 105 CMR 410.200. The Department docketed this matter as D.P.U. 25-150.

A copy of the Department's Order and proposed regulations 220 CMR 29.00 will be available on the Department's website as soon as is practicable in our online [File Room](#) (enter "25-150" on the line for "Docket No.").

The Department will conduct a virtual public hearing to receive comments on the proposed regulations. The Department will conduct the public hearing using Zoom videoconferencing on **Monday, July 14, 2025**, beginning at **2:00 p.m.** Attendees can join by entering the link, <https://us06web.zoom.us/j/87240925274> from a computer, smartphone, or tablet. No prior software download is required. For audio-only access to the hearings, attendees can dial in at 1 646 558 8656 US(not toll free) and then enter ID # 872 4092 5274. If you anticipate providing comments via Zoom during the public hearing, please send an email by **Monday, July 7 2025**, to [Connor.mcelroy@mass.gov](mailto:Connor.mcelroy@mass.gov) with your name, email address, and mailing address. Alternatively, any person who desires to provide written comment on this matter may submit their comments to the Department no later than the close of business (5:00 p.m.) on **Monday, July 7, 2025**, and reply written comments not later than the close of business (5:00 p.m.) on **Monday, July 21, 2025**. Please note that in the interest of transparency any comments will be posted to our website as received and without redacting personal information, such as addresses, telephone numbers, or email addresses. As such, consider the extent of information you wish to share when submitting comments. The Department strongly encourages public comments to be submitted by email. If,

however, a member of the public is unable to send written comments by email, a paper copy may be sent to Mark D. Marini, Secretary, Department of Public Utilities, One South Station, Boston, Massachusetts, 02110.

All documents should be submitted to the Department in .pdf format by email attachment to [dpu.efiling@mass.gov](mailto:dpu.efiling@mass.gov) and [connor.mcelroy@mass.gov](mailto:connor.mcelroy@mass.gov). The text of the email must specify: (1) the docket number of the proceeding (D.P.U. 25-150); (2) the name of the person or company submitting the filing; and (3) a brief descriptive title of the document. All documents submitted in electronic format will be posted on the Department's website through our online [File Room](#) as soon as practicable (enter "25-150" on the line for "Docket No."). To request materials in accessible formats for people with disabilities (Braille, large print, electronic files, audio format), contact the Department's ADA coordinator at [eeadiversity@mass.gov](mailto:eeadiversity@mass.gov) or (617) 626 1282. Any person desiring further information regarding this notice should contact the hearing officer.

By Order of the Department,

/s/  
Mark D. Marini, Secretary

## Translation and Interpretation Services

### English

ATTENTION: Translation and/or interpretation services are available upon request. Please email Kaylee Burgess at [dpu.ej@mass.gov](mailto:dpu.ej@mass.gov) to request language services, specifying your preferred language and contact information.

### Português (Portuguese)

ATENÇÃO: Disponibilizamos nossos serviços de tradução e/ou interpretação de acordo com a sua demanda. Para solicitar um serviço linguístico, envie um e-mail para Kaylee Burgess através do endereço [dpu.ej@mass.gov](mailto:dpu.ej@mass.gov), informando o idioma desejado e seus dados para contato.

### 繁體中文 (Traditional Chinese)

提醒您：

您可依照需求申請筆譯和/或口譯服務。請以電郵聯絡Kaylee Burgess ([dpu.ej@mass.gov](mailto:dpu.ej@mass.gov)) 來申請語言服務請求，請在電郵內註明需要的語言和聯絡資訊。

### Tiếng Việt (Vietnamese)

LƯU Ý: Các dịch vụ biên dịch và/hoặc phiên dịch có sẵn theo yêu cầu. Vui lòng gửi email đến Kaylee Burgess theo địa chỉ [dpu.ej@mass.gov](mailto:dpu.ej@mass.gov) để yêu cầu dịch vụ ngôn ngữ, nêu rõ ngôn ngữ ưa thích của quý vị và thông tin liên lạc

### (Arabic) العربية

يرجى الانتباه: تتوفر خدمات الترجمة و/أو الترجمة الفورية عند الطلب. لطلب خدمات لغوية يرجى التواصل مع Kaylee Burgess بإرسال رسالة إلكترونية إلى العنوان [dpu.ej@mass.gov](mailto:dpu.ej@mass.gov)، تحدد فيها اللغة المفضلة لديك وتذكر معلومات الاتصال.

### ខ្មែរ (Khmer)

ជូនចំពោះ៖ សេវាកម្មប្រែក្លាយ និង/ឬអ្នកបកប្រែផ្ទាល់ គឺមានតាមការស្នើសុំ។ សូមផ្ញើអ៊ីមែលទៅ Kaylee Burgess តាម [dpu.ej@mass.gov](mailto:dpu.ej@mass.gov) ដើម្បីស្នើសុំសេវាកម្មបកប្រែភាសា ដោយបញ្ជាក់ភាសាដែលអ្នកចង់បាន និងព័ត៌មានទំនាក់ទំនង។

### Español (Spanish)

ATENCIÓN: Los servicios de traducción y/o interpretación están disponibles bajo solicitud. Por favor envíe un correo electrónico a Kaylee Burgess en [dpu.ej@mass.gov](mailto:dpu.ej@mass.gov) para solicitar los servicios de idiomas, especificando su idioma preferido e información de contacto.

### 简体中文 (Simplified Chinese)

提醒您：您可依需要申请提供笔译和/或口译服务。

请发送电子邮件给 Kaylee

Burgess ( [dpu.ej@mass.gov](mailto:dpu.ej@mass.gov) ) 来申请语言服务要求，并注明您的首选语言和联系信息。

### Kreyòl Ayisyen (Haitian Creole)

ATANSYON: Gen sèvis tradiksyon ak/oswa entèpretasyon ki disponib sou demann. Tanpri voye imèl bay Kaylee Burgess nan [dpu.ej@mass.gov](mailto:dpu.ej@mass.gov) pou mande sèvis lang, ki enfòm lang ou pi pito a ak enfòmasyon kontak ou.

### Français (French)

ATTENTION : Des services de traduction et/ou d'interprétation sont disponibles sur demande. Veuillez envoyer un e-mail à Kaylee Burgess à l'adresse [dpu.ej@mass.gov](mailto:dpu.ej@mass.gov) pour demander des services linguistiques, en précisant votre langue préférée et vos coordonnées.

### Русский (Russian)

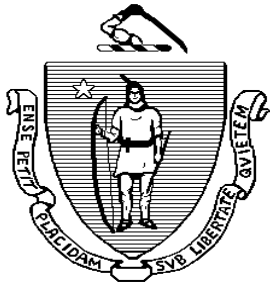
ВНИМАНИЕ!

Услуги письменного и/или устного перевода предоставляются по запросу. Для запроса услуг перевода обращайтесь к Kaylee Burgess по адресу [dpu.ej@mass.gov](mailto:dpu.ej@mass.gov). В запросе укажите язык перевода и контактную информацию.

### 한국어 (Korean)

주의: 요청 시 번역 및/또는 통역 서비스가 제공됩니다.

Kaylee Burgess에게 [dpu.ej@mass.gov](mailto:dpu.ej@mass.gov)로 이메일을 보내 선호하는 언어와 연락처 정보를 명시하여 언어 서비스를 요청하십시오.



# The Commonwealth of Massachusetts

## DEPARTMENT OF PUBLIC UTILITIES

May 30, 2025

<b>Small Business Impact Statement</b> <i>(As required by M.G.L. c. 30A §§ 2, 3 &amp; 5)</i>		
<b>CMR No: 220 CMR 29.00: Billing Procedures for Residential Rental Property Owners Cited for Violation of the State Sanitary Code, 105 CMR 410.354 or 105 CMR 410.254</b>		
<b>Estimate of the Number of Small Businesses Impacted by the Regulation: It is difficult to determine how many small business rental property owners could be impacted by 220 CMR 29.00.</b>		
<b>Select Yes or No and Briefly Explain</b>		
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Will small businesses have to create, file, or issue additional reports? No, this regulation does not require additional reporting for small businesses. This regulation amends the current regulation to cite to the amended sanitary code.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Will small businesses have to implement additional recordkeeping procedures? No, this regulation does not require additional recordkeeping procedures for small businesses. This regulation amends the current regulation to cite to the amended sanitary code.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Will small businesses have to provide additional administrative oversight? No, this regulation does not require additional administrative oversight from small businesses. This regulation amends the current regulation to cite to the amended sanitary code.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Will small businesses have to hire additional employees in order to comply with the proposed regulation? No, this regulation does not require small businesses to hire additional employees to comply with the proposed regulation. This regulation amends the current regulation to cite to the amended sanitary code.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Does compliance with the regulation require small businesses to hire other professionals (e.g., a lawyer, accountant, engineer, etc.)? No, this regulation does not require small business to hire other professionals. This regulation amends the current regulation to cite to the amended sanitary code.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Does the regulation require small businesses to purchase a product or make any other capital investments in order to comply with the regulation? No, this regulation does not require the purchase of a product or additional capital investments for small businesses. This regulation amends the current regulation to cite to the amended sanitary code.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Are performance standards more appropriate than design/operational standards to accomplish the regulatory objective? No, performance standards are not more appropriate than design/operational standards to accomplish the regulatory objective.

Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Do any other regulations duplicate or conflict with the proposed regulation? No, this regulation amends the current regulation to cite to the amended sanitary code and does not duplicate or conflict with other regulations.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Does the regulation require small businesses to cooperate with audits, inspections or other regulatory enforcement activities? No, this regulation does not require small businesses to cooperate with audits, inspections or other regulatory enforcement activities. This regulation amends the current regulation to cite to the amended sanitary code.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Does the regulation require small businesses to provide educational services to keep up to date with regulatory requirements? No, this regulation does not require small businesses to provide educational services to keep up to date with regulatory requirements. This regulation amends the current regulation to cite to the amended sanitary code.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is the regulation likely to <i>deter</i> the formation of small businesses in Massachusetts? No, this regulation is not likely to deter the formation of small businesses in Massachusetts. This regulation amends the current regulation to cite to the amended sanitary code.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Is the regulation likely to <i>encourage</i> the formation of small businesses in Massachusetts? No, this regulation is not likely to encourage the formation of small businesses in Massachusetts.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Does the regulation provide for less stringent compliance or reporting requirements for small businesses? No, this regulation does not require less stringent compliance or reporting requirements for small businesses. This regulation amends the current regulation to cite to the amended sanitary code.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Does the regulation establish less stringent schedules or deadlines for compliance or reporting requirements for small businesses? No, this regulation does not require less stringent schedules or deadlines for compliance or reporting requirements for small businesses. This regulation amends the current regulation to cite to the amended sanitary code.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Did the agency consolidate or simplify compliance or reporting requirements for small businesses? This regulation does not consolidate or simplify compliance or reporting requirements for small businesses. This regulation amends the current regulation to cite to the amended sanitary code and ensures that rental property owners will provide accurate billing information.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Can performance standards for small businesses replace design or operational standards without hindering delivery of the regulatory objective? Performance standards for small businesses cannot replace design or operational standards without hindering delivery of the regulatory objective.
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Are there alternative regulatory methods that would minimize the adverse impact on small businesses? N/A. This regulation does not produce adverse impacts on small businesses.