



THE COMMONWEALTH OF MASSACHUSETTS
OFFICE OF THE ATTORNEY GENERAL
ONE ASHBURTON PLACE
BOSTON, MASSACHUSETTS 02108

MAURA HEALEY
ATTORNEY GENERAL

(617) 727-2200
(617) 727-4765 TTY
www.mass.gov/ago

Emergency Rental Assistance Advisory
Don't Discriminate Based on Source of Income.

The Massachusetts Fair Housing Law prohibits landlords from discriminating against a tenant based on the tenant's "source of income," or receipt of government assistance.

Under this law, landlords cannot discriminate against tenants because they plan to use temporary or emergency rental assistance including Residential Assistance for Families in Transition (RAFT), Emergency Rental and Mortgage Assistance (ERMA), Emergency Rental Assistance Program (ERAP), or local emergency rental assistance programs set up by cities and towns.

For example, landlords cannot refuse to participate in these rental assistance programs because they:

- Simply prefer cash;
- Are concerned that the approval process for these programs will take a long time;
- Do not want to fill out certain paperwork required for these programs;
- Wish to avoid paying taxes on rental income;
- Assume the tenant applying to these programs is not eligible for emergency rental assistance; or
- Would prefer not to abide by program requirements for these programs.

For more information about discrimination based on receipt of RAFT or other government benefits, please see our [Frequently Asked Questions](#) on source of income discrimination.

If you believe that your rights have been violated, we encourage you to file a complaint with the Attorney General's Civil Rights Division [online](#) or by calling (617) 963-2917.

Dated: April 27, 2021