

# What All Real Estate Lawyers Need to Know About Short-Term Rentals

*Understand the interplay of the STR Law, local ordinances, caselaw and ongoing issues*

Short-Term Rentals (“STRs”) in Massachusetts have garnered a lot of interest among operators, users, citizens, and legislators. This new webcast focuses on developments over the past three years since the enactment of the “Short-Term Rental Law” in Massachusetts (Chapter 337 of the Acts of 2018). Hear our panelists review some of the ways that towns and cities have grappled with the benefits and concerns associated with STRs. The faculty also highlights some of the key requirements at the state level, the potential effects of STRs, and how to interpret and review municipal bylaws/ordinances that do not specifically define or recognize STRs in order to best advise clients.

## Agenda

- Updates on New Local Ordinances
- Effect of Silent Ordinances on Short-Term Rentals
- How Some Towns/Cities with Local Ordinances Have Fared in the Last Several Years
- Ongoing Concerns Regarding Landlord-Tenant Laws
- Recent Decisions/Cases Involving Short-Term Rental Ordinances/Law

## Speakers



**TED S. PAPAPOULOS** is a partner at Ashton Law, PC in Winchester, focusing on the representation of management companies and property owners in all landlord-tenant related matters, including clients’ needs during the development stages of new properties, acquisitions of existing residential developments, and new management takeover situations. Ted regularly advises landlords and property owners on how to avoid litigation and the expense(s) associated therewith. However, where litigation is required, his experience with jury and bench trials in nearly every district, housing, and superior court throughout Massachusetts ensures positive results. Ted also recently obtained a positive result for landlords before the Supreme Judicial Court in *Cambridge Street Realty v. Stewart* (2018). Previously, Ted was a lawyer at Marcus, Errico, Emmer & Brooks, PC, a law clerk to the general counsel for the Boston Red Sox, assisting in real estate acquisitions, partnership agreements, and accessibility compliance at Fenway Park, and also worked in the adjudication division of the City of Boston’s Transportation Department. Ted has conducted lectures and seminars for MCLE, the National Apartment Association (NAA), and the Institute of Real Estate Managers (IREM), and he is local/Massachusetts counsel for the National Apartment Association (NAA). He is a graduate of Cornell University and Suffolk University Law School.



**INESSA SHUR**, founder of Shur Law Group in Brookline, specializes in landlord-tenant law. She represents an array of property owners and management companies, ranging from single-unit owners to large national developments and commercial landlords. She has vast experience litigating in all Housing Courts throughout the Commonwealth of Massachusetts, as well as actions brought through the District Court, Superior Court, Bankruptcy Court, Federal District Court and the Massachusetts Commission Against Discrimination. Attorney Shur has in-depth knowledge of landlord-tenant laws, training, and experience in the courtroom. She has been appointed by the Court to serve as Guardian *ad Litem* on multiple housing cases. She is also a frequent lecturer at various landlord associations and continuing legal education programs, including MassLandlords, Black Diamond Real Estate Group, Northern Worcester County Landlord Association (NWCLA), and MCLE.



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Tuesday, September 21, 2021  
12:00 noon–1:00 pm

Register at [www.mcle.org](http://www.mcle.org)  
Program Number: 2220041WBC

### REBROADCAST

Wednesday, October 6, 2021  
10:00 am–11:00 am

Register at [www.mcle.org](http://www.mcle.org)  
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### REBROADCAST

Thursday, October 14, 2021  
4:00 pm–5:00 pm

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Program Number: 2220041RB1

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View after Thursday, October 14, 2021

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