



TOWN COUNCIL- ZONING AND ORDINANCE SUBCOMMITTEE

Tuesday, June 23, 2026 at 6:00 PM

Town Hall – Chapin Hall- Second Floor- 41 South Main Street
Randolph, MA 02368

The 2026 members of the Zoning and Ordinance Subcommittee are
Richard Brewer, James F. Burgess Jr., and Kevin O'Connell.

AGENDA

This is a hybrid meeting. The public is invited to attend this meeting in person or remotely, by telephone or computer access. This meeting is being posted pursuant to the state statute authorizing temporary remote participation as described here:<https://www.randolphma.gov/DocumentCenter/View/1864/remotemeetings23>

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Please note that this Town Council Subcommittee Meeting will be video and audio recorded and will be broadcast, including over local cable and the internet. Any person, upon entering a council meeting or hearing for any purpose, including the purpose of participating, viewing, listening or testifying, grants permission to the Subcommittee of the Town Council to record and televise or otherwise publish their presence and testimony.

A. Call to Order - Roll Call

B. Approval of Minutes

- [1.](#) Approval of Zoning and Ordinance Subcommittee Meeting Minutes of May 12, 2026

C. Old/Unfinished Business

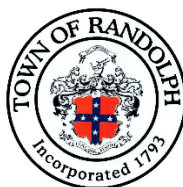
- [1.](#) Council Order 2026-018: Amendment To Town Council Rules Section 13 Pertaining to Order of Business and Agenda (Referred back to Zoning and Ordinance Committee from May 18, 2026)

D. New Business

- [1.](#) Council Order 2026-054: Amendment to the General Ordinances of the Town of Randolph to Prohibit the Use of Algorithmic Rent Setting Devices (Refer to Zoning and Ordinance Subcommittee)

E. Adjournment

PLEASE NOTE: A meeting of the full Randolph Town Council may take place simultaneously with this Subcommittee meeting if a quorum of the full Council attends.



Randolph Town Council- Zoning and Ordinance Subcommittee

DRAFT Meeting Minutes

Meeting Date: Tuesday, May 19, 2026, at 6:02 p.m.

Randolph Town Hall-Chapin Hall 2nd Floor

This is a hybrid meeting. The Public is invited to attend this meeting in person or remotely, by telephone or computer access.

Call to Order: Councilor Burgess called the meeting to order.

Roll Call – Council Members Present: Richard Brewer (In-Person), James F. Burgess Jr. (In-Person)

Approval of Meeting Minutes

Motion: to collectively approve the minutes of the Zoning and Ordinance Subcommittee meeting of March 18, 2026 and March 24, 2026 made by Councilor Brewer, seconded by Councilor Burgess.

Roll Call Vote: 2-0-0

Motion passes.

Old/Unfinished Business:

1. Council Order 2026-018: Amendment To Town Council Rules Section 13 Pertaining to Order of Business and Agenda
 - a. Councilor Burgess stated this Council Order was referred back to the Subcommittee by Councilor Alexopoulos. Councilor Burgess agrees that projects such as special permits do not need to be printed every time since a hard copy is provided by the applicant/Council Clerk. Councilor Burgess and Councilor Brewer are in agreement to refer this order back to Town Council.

Adjournment:

Motion: Motion to adjourn made by Councilor Brewer and seconded by Councilor Burgess.

Roll Call Vote: 2-0-0

Meeting adjourned.

The Town Council Subcommittee Meeting adjourned at 6:07 pm.

Notification of Upcoming Zoning and Ordinance Subcommittee Meetings:

None at this time

Council Order: 2026-018

**Introduced by: Councilor Gordon
March 9, 2026**

**Amendment To Town Council Rules Section 13
Pertaining to Order of Business and Agenda**

To see if the Randolph Town Council will amend Section 13 of the “Town Council of Town of Randolph Rules Manual” (“Rules Manual”) pertaining to Order of Business and Agenda, as follows:

1. Delete the portion of Section 13 that reads as follows:

Copies of the agenda and any attachments shall be delivered to the Town Council members no later than Thursday preceding the regular Council meeting.

Replace that portion with the following:

Electronic copies of the agenda and any attachments shall be delivered to members of the Town Council prior to each Council meeting and shall be posted to the Town website. Attachments to the agenda shall include any presentations planned for the Town Council meeting, and all attachments to the agenda shall be posted on the Town website in a text-searchable format.

Zoning and Ordinance Subcommittee recommends to move to amend the Town Council Rules by striking paragraph 6 in Section 13 and replacing it with the following:

Copies of the agenda and any attachments including but not limited to presentations that are expected to be used during the meeting. Shall be delivered (to office mailboxes) and email to the members of the Town Council no later than Thursday preceding the regular Council meeting.

The above shall also be transmitted electronically to the Town Council and shall be posted on the Town Website in a text searchable format.

If presentation documents are not complete prior to - then a place holder shall be inserted so that it is known the topic will be forthcoming.

Zoning and Ordinance Subcommittee recommends to move to amend the Town Council Rules by striking paragraph 6 in Section 13 and replacing it with the following:

Copies of the agenda and any attachments **including but not limited to presentations that are expected to be used during the meeting** shall be delivered **(to office mailboxes) and emailed** to the **members of the** Town Council ~~members~~ no later than Thursday preceding the regular Council meeting.

The above shall also be transmitted electronically to the Town Council and shall be posted on the Town Website in a text searchable format.

If presentation documents are not complete prior to - then a place holder shall be inserted so that it is known the topic will be forthcoming.

Council Order 2026-054

Introduced By: Councilor Brandon Thompson
June 8, 2026**Amendment to the General Ordinances of the Town of Randolph**
To Prohibit the Use of Algorithmic Rent Setting Devices

The Randolph Town Council hereby amends the General Ordinances of the Town of Randolph to prohibit the use of algorithmic rent setting devices, as follows:

I. Add the following new section 185-2 to the General Ordinances of the Town of Randolph:**§ 185-2 Prohibition of algorithmic rent setting devices.**

(1) **Purpose.** In recent years, several software programs, often referred to as “algorithmic devices,” have threatened to destabilize rental housing markets in municipalities across the United States. More and more landlords in large U.S. cities are now pooling their data and pricing decisions using such software. The use of this software has contributed to double-digit rent increases, higher vacancy rates, and higher rates of eviction. It has distorted markets to the extent that rents and vacancy rates have increased simultaneously. The software permits landlords to coordinate and to collude about pricing. The software also hinders the efforts of consumers to engage in price comparisons or price negotiations. This ordinance prohibits the use of algorithmic devices for the purpose of setting rents on residential dwelling units in Randolph, Massachusetts, to bring immediate relief to tenants and ensure that landlords are adhering to fair standards for setting rental rates.

(2) **Definitions.** As used herein, the following terms shall have the following meanings:

“Algorithmic device” shall mean a product or service involving a system, software, or process using computation that: uses one or more algorithms to perform calculations; uses data concerning historical or contemporaneous prices, price changes, supply levels, occupancy rates, or lease or rental contract termination and renewal dates from:

- a. two or more real estate lessors;
- b. public databases; or
- c. a combination of public databases, or two or more real estate lessors;

that recommends rental prices, fees, rental terms, or occupancy levels to a landlord.

"Algorithmic device" includes a product that incorporates an algorithmic device, but does not include (1) a report that publishes periodically, but not more frequently than monthly, existing rental data in an aggregated and anonymous manner but does not recommend

rent prices, fees, or occupancy rates or other rental contract terms for future leases; or (2) a product used for the purpose of establishing rent or income limits in accordance with the affordable housing program guidelines of a local government, the state, the federal government, or other political subdivision, or a non-profit entity working on behalf of a government entity.

“Price coordination” shall mean engaging in both of the following acts: (1) collecting historical or contemporaneous non-public competitor information concerning prices, price changes, supply levels, occupancy rates, or lease or rental contract termination and renewal dates of residential rental units from two or more real estate lessors, whether or not monetary or other valuable consideration is paid to acquire or collect such information, or information concerning such matters from a public database; and (2) recommending or suggesting rental prices, fees, rental terms, or occupancy levels to a real estate lessor based on such information when such recommendation involves the analysis or processing of such information using an algorithmic device.

“Price coordination” does not include (1) providing information for the purpose of establishing rent or income limits in accordance with the affordable housing program guidelines of a governmental entity; or (2) generation or use of any report, study, or presentation that provides existing rental data in an aggregated manner but does not recommend rent prices, fees, or occupancy rates or other rental contract terms for future leases; or (3) providing or using information for the purpose of conducting market research for project financing, for the purpose of conducting an appraisal, or for conducting research, testing, and training for software development.

“Real estate lessor” shall mean any entity, individual, corporation, partnership, association, joint-stock company, trust, or unincorporated organization that owns or manages real property, or any agent thereof who leases or rents such property or any portion of such property as a residential unit.

(3) Prohibited conduct.

- a. No real estate lessor in Randolph shall engage in price coordination for residential rental units in Randolph, including through the sale, licensure, or provision of any service or product that involves price coordination of residential units.
- b. No real estate lessor in Randolph shall enter an agreement with any other person to not compete with respect to rental pricing, fees, or any other rental term for residential rental units in Randolph.
- c. No real estate lessor shall use, subscribe to, or contract or pay for, the services of another person if such services involve price coordination or otherwise encourage or facilitate an agreement with other persons to not compete with respect to any rental term for residential units in Randolph.

- d. No real estate lessor shall use, subscribe to, contract or pay for, or otherwise provide anything of value for use of, any algorithmic device that provides data, information, analysis or recommendations with respect to rental pricing, fees, or any other rental term regarding any residential rental property in Randolph.

(4) Enforcement.

This Ordinance section 185-2 may be enforced by the Police Chief, by the Board of Health, by the Planning Director or by any of their designees.

(5) Penalty.

The penalty for violation of this ordinance shall be in accordance with the fine schedule and shall be in compliance with the provisions of M.G.L. c. 40, § 21D. Each day such violation is committed or permitted to continue shall constitute a separate offense, and shall be punishable as such hereunder. Any fine or penalty imposed by this section and not paid shall become a municipal charge under the lien created by M.G.L. c. 40, § 58.

In addition, the Police Department shall work collaboratively with the District Attorney’s Office and/or the Massachusetts Attorney General’s Office to share information about violations of this section of the Ordinances in order to aid the appropriate prosecution of these matters under any applicable Massachusetts consumer protection law.

II. Amend Section 301-1 of the General Ordinances of the Town of Randolph, concerning “Fines”, to delete the portion regarding General Ordinance Chapter 185 and replace that portion with the following:

Chapter/Section	Title	Fine Amount
Chapter 185, Quality of Life		
§ 185-1H	Violation of any provision of Section 185-1	Minimum of \$500 and maximum of \$1,000 per violation; each day after notification shall be considered a separate offense
§ 185-2	Violation of any provision of Section 185-2	\$300 per offense per day