



Licensing Board for the City of Boston

One City Hall Square, Room 809, Boston, Massachusetts 02201

Telephone: (617) 635-4170 | Facsimile: (617) 635-4742

Email: LicensingBoard@boston.gov

INSTRUCTIONS FOR LODGING HOUSE LICENSE

(Revised 8/2025)

1. "Lodging house" shall mean a house where lodgings are let to four or more persons not within second degree of kindred to the person conducting it, and shall include fraternity houses and dormitories of educational institutions. Lodging Houses are regulated pursuant to M. G. L. c. 140, § 22, et al., and the Rules of the Board.
2. In accordance to M. G. L. c. 140, § 27, and the Rules of the Board, all Lodging Houses must keep in permanent form a register which shall record the true name and residence of every person engaging or occupying a private room. Such register shall be kept for period of one year after the last entry therein, and shall be made available for inspection to the Licensing Board and/or its agents.
3. **Use and zoning:** Prior to submitting an application, be sure the proposed location is zoned for a lodging house. If it is not, you must go to the Zoning Board and obtain approval to change the zoning use first.
4. **Community process:** Contact the Mayor's Office of Neighborhood Services (ONS) (www.boston.gov/ons) to confirm what community process, if any, will be required by your ONS liaison as part of this application. This should be completed prior to the hearing with the Board.
5. **Please complete and submit this form with all of the documents from the checklist below here:** bit.ly/blbapp2. Incomplete or illegible applications will NOT be accepted.
6. Lodging house licenses must be renewed by the end of April. Failure to renew may result in an administrative hearing before the Board and the suspension or revocation of the License.
7. Fees are contingent upon the number of rooms: 0-9 rooms, \$75.00/year; 10-19 rooms, \$150.00/year; 20-29 rooms, \$225.00/ year; 30-39 rooms, \$300.00/year; and any Lodging House containing more than 39 rooms, \$300.00 plus \$4 for each additional room/year.

Application Checklist (Required)

- A signed copy of the lease agreement (in the Applicant's name/ Entity's Name) **OR** a deed
- A valid Building Inspection Certificate*
- A valid Place of Assembly Permit (For any common shared space on the premise with capacity of 50 or more people)*
- 8 1/2 x 11 floor plan(s) for each floor
- A completed **personal information form(s)** for **all** owner(s), shareholder(s), officer(s), manager(s), and person(s) with a financial interest in the business.
- Businesses except for sole proprietor should submit a printout of the **Business Entity Summary screen** from the Massachusetts Corporations Division:
<https://corp.sec.state.ma.us/corpweb/CorpSearch/CorpSearch.aspx>

*Licenses cannot be issued until all necessary documents are submitted to the Board.

APPLICATION FOR A LODGING HOUSE LICENSE

1. Entity Name (Ex. LLC, Inc, Corp): _____
2. Applicant Name (Ex. Individual): _____
3. Doing Business As (d/b/a, if different from above): _____
4. Lodging House Address: _____
City: _____ State: MA Zip Code: _____
5. Business Phone No: _____
6. Business Contact Email Address: _____
7. Manager of Record: _____
8. (If applicable) Managing Company: _____
9. Managing Company Mailing Address _____
City: _____ State: MA Zip Code: _____
10. Managing Company Contact Person: _____
11. Description of Premise (include full description of facilities available to lodgers): _____

12. Total # of Floors: _____ 12. Total # of Rooms: _____ 13. Total # of Lodgers: _____
of Rooms/Floor: Basement _____ 1st _____ 2nd _____ 3rd _____ 4th _____ 5th _____ 6th _____ 7th _____ 8th _____
of Lodgers/Floor: Basement _____ 1st _____ 2nd _____ 3rd _____ 4th _____ 5th _____ 6th _____ 7th _____ 8th _____
14. Attorney's Name (if applicable): _____
15. Atty's Phone No.: _____ 16. Atty's Email: _____
16. List All Persons/Entities with Interest in this License (corporate stockholders, directors, officers, clerks, LLC members, managers, and any person/entity with a direct/indirect beneficial/financial interest). **Attach additional pages if necessary.**

Name of Person/Entity	Title/Position	# Stock/ % Owned

STATEMENT OF APPLICANT: Under the pains and penalties of perjury, I affirm that the answers contained in this application are true to the best of my knowledge and belief, and that there are no other indirect interests in this license other than those indicated in this application. I affirm that I have read and understand the instructions provided.

SIGNATURE OF APPLICANT: _____ DATE SIGNED: _____

PRINT NAME: _____ TITLE: _____