PARTIES, ENTERTAINING, NOISE

Get to know your neighbors. Exchange contact information. A simple phone call can often avert or resolve problems between neighbors.

Be mindful of the capacity of your apartment. Most houses and apartments are not meant to hold a large number of guests, and it can be dangerous to do so.

To keep noise level to a minimum, use area rugs if you have downstairs neighbors and keep windows closed when entertaining. Be aware that language acceptable among students may be offensive to others. Be mindful of the capacity of your apartment.

Local ordinances prohibit loud noise emanating from a residence or from large numbers of people gathering on a porch, on sidewalks, or in the yard.

ABIDING BY THE STANDARDS OF THE TUFTS COMMUNITY OFF-CAMPUS

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Off-Campus Disturbances Policy:

Students are expected to be good neighbors when living off-campus in our local communities. Behavior that causes a neighborhood disturbance or violates local ordinances is prohibited. This includes but is not limited to creating excessive sound and vibration, hosting a number of people in excess of the capacity of your building, improper care for pets that causes a disturbance, or failing to maintain your residence in a habitable condition is prohibited by University policy and local laws.

USEFUL CONTACTS

TUFTS UNIVERSITY

Public Safety Emergencies | Dial 911
Public Safety, Tufts Police (non-emergency) publicsafety.tufts.edu | 617.627.3030
Safe Ride publicsafety.tufts.edu/police/safe-ride-2 | 617.627.3030
Office of Equal Opportunity (OEO) oeo.tufts.edu | 617.627.3298
Shuttle Bus publicsafety.tufts.edu/adminsvc/shuttle-services-2
Dean of Students students.tufts.edu/student-affairs | 617.627.3158
Off-Campus Housing Resource Center offcampus.tufts.edu | 617.627.3248
Government & Community Relations communityrelations.tufts.edu | 617.627.3780
Tufts Office of Sustainability sustainability.tufts.edu | 617.627.3810
Leonard Carmichael Society www.lcs.tufts.edu/

CITY OF MEDFORD

www.medford.org
Medford City Hall | 781.396.5500
Medford Police (non-emergency) | 781.395.1212
Medford Transcript: medford.wickedlocal.com

CITY OF SOMERVILLE

www.somervillema.gov
Somerville City Hall | 617.666.3311
Somerville Police (non-emergency) | 617.625.1600
Somerville Journal: somerville.wickedlocal.com

MBTA (BUS/SUBWAY)

www.mbta.com

Brought to you by:

Tufts Government & Community Relations
communityrelations.tufts.edu | 617.627.3780
HOSTING EVENTS WITH ALCOHOL AT YOUR OFF-CAMPUS RESIDENCE

You are responsible for the behavior of your guests in your off-campus house. Providing alcohol to guests in your home who are under 21 is illegal and against Tufts policies. It can also be dangerous for you and for your guests. If you host an event where underage guests are drinking, you are responsible for providing them alcohol, even if you were not bartending at your event.

Under Massachusetts law, a host of a party may be held liable if a guest negligently causes injury to others as a result of being served alcohol.

Serving alcohol to a minor or allowing a minor to possess alcohol on your premises are also illegal in Massachusetts. Look out for your guests and yourself: be aware of what guests are consuming.

RENTER’S INSURANCE

Having renter’s insurance is an important addition to living on your own. Review all of your personal items and determine their value. Look for a policy that covers theft, damage of your items, damage to the property, liability for injuries that may occur in your housing space, and natural disasters. Do your research and look for the best service that fits your needs. Many renter’s insurance policies are low cost and can be bundled with other types of insurance.

INSPECTIONAL SERVICES

When you move into your off-campus living space, it’s a good idea to contact the Inspectional Services Department of your city. Inspectors can help with determining the safety within your new home, and help point out any issues that might be present in your rental. Have this service completed soon after you move in, so that you can speak with your new landlord about any issues that were noted. Request a report for your records.

Somerville: www.somervillema.gov/departments/isd/
Medford: www.medfordma.org/departments/health-department/inspectional-services/
Boston: www.boston.gov/departments/inspectional-services

TENANT RIGHTS

Know your rights and responsibilities while living off-campus. Being informed about what is legal and illegal can greatly improve your quality of living, while also protecting you if dealing with a problematic landlord or situation.

Learn more about tenant rights at www.mass.gov/guides/tenant-rights.

This guide is available online here.

PARTIES, ENTERTAINING, NOISE

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Be mindful of the capacity of your apartment. Most houses and apartments are not meant to hold a large number of guests, and it can be dangerous to do so.

To keep noise level to a minimum, use area rugs if you have downstairs neighbors and keep windows closed when entertaining. Be aware that language acceptable among students may be offensive to others. Be mindful of the capacity of your apartment. Loud music and late night noise is prohibited in residential areas from 10:00 p.m. to 7:00 a.m. on weekdays and from 11:00 p.m. until 7:00 a.m. on weekends. If a party gets out of hand, call Tufts Police for help.

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TRASH

Take pride in maintaining the appearance of your neighborhood. Take out your trash on time, and put the barrels away promptly. Improper disposal of trash can be unsightly and foul-smelling, and lead to insect and animal problems. It can also lead to fines from city health departments. Take good care of your house, and help your neighbors keep your street clean.

Both Medford and Somerville have weekly trash and recycling pickup. Every residential unit should have two carts, one for trash and one for recycling. The city barrels should be put out every week on the proper day for pickup. They must be placed curbside by 7:00 a.m. on the morning of your assigned trash pickup day and should be put away as soon as possible after pickup. Furniture and other bulk items will not be collected by either city.

Somerville: www.somervillema.gov/trash

SAFETY

Your personal safety should be your top priority. Protect yourself from burglary, fire, and other serious crimes. Secure exterior doors and windows; install shades in your windows and use them; do not block any entrances, if a smoke detector sounds, evacuate to the outside immediately.

No grilling is allowed on a porch, balcony or flat roof.

Don’t leave candles unattended. Never smoke in bed, and make sure that smoking materials are fully extinguished before discarding.

Don’t dispose of old furniture on your porch or lawn.

Know the legal limit of unrelated persons allowed to live together in one apartment in your city—in Somerville, the number is 4, in Medford, the number is 3.

Even if you live off campus, you should sign up for Tufts Alerts: emergency.tufts.edu/alert/

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Under Massachusetts law, a host of a party where underage guests are drinking, you are responsible for providing them alcohol, even if you were not bartending at your event.

Providing alcohol to guests in your off-campus housing space, it’s a good idea to contact the Inspectional Services Department of your city. Inspectors can help with determining the safety within your new home, and help point out any issues that might be present in your rental. Have this service completed soon after you move in, so that you can speak with your new landlord about any issues that were noted.

Request a report for your records.

SOMERVILLE: www.somervillema.gov/departments/isd
MEDFORD: www.medfordma.org/departments/inspectional-services
BOSTON: www.boston.gov/departments/inspectional-services

OPEN CONTAINERS

Open containers of alcohol are prohibited on the street in Massachusetts. Open containers include open cans or cups of alcohol. If you are leaving an event, never take a drink with you for the road even if it is almost empty. Open container laws apply to public spaces, including sidewalks in front of off-campus houses.

LEAVING FOR BREAK? FOLLOW THESE TIPS

- Lock windows and pull down shades.
- Don’t broadcast on social media that you’ll be away.
- Unplug appliances to save on electric bills.
- Use timers for lights so it looks like someone is home.
- Take your valuables or secure them.

SNOW

A snow emergency may be declared by city. Talk with your landlord about snow removal policies. According to Massachusetts and violations of Tufts policies. Indecent exposure and public urination are not only harmful but also illegal in Massachusetts and violations of Tufts policies. According to Massachusetts General Law, indecent exposure could result in up to six months of jail time, fines up to $200, and probation.

INDECENT EXPOSURE

While staining or urinating outdoors may seem convenient or funny, such behavior can cause serious disruption and harm to the local community. Consider the potential impact of your behavior on yourself, your friends, and your neighbors. Many of your neighbors may be parents of young children, who are especially concerned about public urination and nudity; consider the potential harm your actions could cause before you take advantage.

Incent exposure and public urination are not only harmful but also illegal in Massachusetts and violations of Tufts policies. According to Massachusetts General Law, indecent exposure could result in up to six months of jail time, fines up to $200, and probation.

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GET INVOLVED

Be an active citizen. Take an interest in your neighborhood. It’s your home and community, too. Get involved in your community: read the local newspaper, register to vote, learn who your elected representatives are, volunteer! Tufts’ Leonard Carmichael Society can direct you to community service opportunities.

TENANT RIGHTS

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Public Safety
Emergencies | Dial 911

Tufts Police (non-emergency)
publicsafety.tufts.edu | 617.627.3030

Safe Ride
publicsafety.tufts.edu/police/safe-ride-2/ | 617.627.3030

Office of Equal Opportunity (OEO)
oeo.tufts.edu | 617.627.3298

Shuttle Bus
publicsafety.tufts.edu/adminsvc/shuttle-services-2/

Dean of Students
students.tufts.edu/student-affairs | 617.627.3158

Off-Campus Housing Resource Center
offcampus.tufts.edu | 617.627.3248

Government & Community Relations
communityrelations.tufts.edu | 617.627.3780

Tufts Office of Sustainability
sustainability.tufts.edu | 617.627.3810

Leonard Carmichael Society
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