



DIVISION OF
CORPORATION FINANCE

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
WASHINGTON, D.C. 20549

Mail Stop 3720

November 20, 2006

Via U.S. Mail and Fax (617) 796-8349

Bruce J. Mackey
Chief Financial Officer
Five Star Quality Care, Inc.
400 Centre Street
Newton, MA 02458

**RE: Five Star Quality Care, Inc.
Form 10-K for the fiscal year ended December 31, 2005
Filed March 13, 2006**

**Form 10-Q for the quarters ended March 31, June 30, September 30, 2006
File No. 1-16817**

Dear Mr. Mackey:

We have reviewed your filing and have the following comments. We have limited our review to only your financial statements and related disclosures and do not intend to expand our review to other portions of your documents. Please address the following comments in future filings. If you disagree, we will consider your explanation as to why our comment is inapplicable or a future revision is unnecessary. Please be as detailed as necessary in your explanation. In some of our comments, we may ask you to provide us with information so we may better understand your disclosure. After reviewing this information, we may or may not raise additional comments.

Please understand that the purpose of our review process is to assist you in your compliance with the applicable disclosure requirements and to enhance the overall disclosure in your filing. We look forward to working with you in these respects. We welcome any questions you may have about our comments or any other aspect of our review. Feel free to call us at the telephone numbers listed at the end of this letter.

Annual Report filed on form 10-K for the year ended December 31, 2005

Note 2 – Summary of Significant Accounting Policies, page F-7

1. Tell us and disclose in the notes to the financial statements your accounting policy with regard to the lease transactions described in Note 1 on page F-7, Note 7 on page F-13 and in Note 9 on page F-14.
2. Tell us in detail of your basis in GAAP for classifying the restricted cash balances disclosed on page F-8 as current assets in your Balance Sheet.
3. We note on page F-10 that you reclassified the refundable portion of resident admission fees to current liabilities. However, it is unclear to us why you believe that it is appropriate under GAAP to classify the restricted cash for such fees to current assets. Please revise or advise in detail.

Note 7 – Leases, page F-13

4. Addressing the relevant accounting literature, tell us how you accounted for the transaction in which Senior Housing funded \$15,470 for renovations and improvements and for the increase in annual minimum rent to Senior Housing by 10 % of the amount funded, or \$1,547.

* * * *

Please respond to these comments within 10 business days or tell us when you will provide us with a response. Please furnish a letter that keys your responses to our comments and provides any requested information. Detailed letters greatly facilitate our review. The response should be uploaded to the EDGAR system. Please understand that we may have additional comments after reviewing your responses to our comments.

We urge all persons who are responsible for the accuracy and adequacy of the disclosure in the filing to be certain that the filing includes all information required under the Securities Exchange Act of 1934 and that they have provided all information investors require for an informed investment decision. Since the company and its management are in possession of all facts relating to a company's disclosure, they are responsible for the accuracy and adequacy of the disclosures they have made.

In connection with responding to our comments, please provide, in writing, a statement from the company acknowledging that:

- the company is responsible for the adequacy and accuracy of the disclosure in the filings;
- staff comments or changes to disclosure in response to staff comments do not foreclose the Commission from taking any action with respect to the filings; and
- the company may not assert staff comments as a defense in any proceeding initiated by the Commission or any person under the federal securities laws of the United States.

In addition, please be advised that the Division of Enforcement has access to all information you provide to the staff of the Division of Corporation Finance in our review of your filings or in response to our comments on your filings.

You may contact Paul Monsour, Staff Accountant, at (202) 551-3360 or Carlos Pacheco, Senior Assistant Chief Accountant, at (202) 551-3835 if you have questions regarding comments on the financial statements and related matters. Please contact me at (202) 551-3810 with any other questions.

Sincerely,

Larry Spiegel
Assistant Director