

**HOUSE . . . . . No. 1208**

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**The Commonwealth of Massachusetts**

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**In the Year Two Thousand Nine**  
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An Act to Promote Energy Efficiency in Affordable Housing.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

1 SECTION 1. Chapter 40B of the General Laws is hereby amended by inserting, after  
2 section 21, the following section:-

3 Section 21A. When energy-efficient low and moderate income housing is constructed  
4 under a comprehensive permit, and certified by a home energy rating, each dollar saved in  
5 energy efficiency shall be added to a potential occupant’s income for the purposes of securing  
6 lower interest rates on a mortgage. Income added due to energy efficiency shall be used on  
7 behalf of the potential occupant for the purposes of lowering the interest rate, or other positive  
8 purposes, and shall not be used to deny eligibility for the unit.

9 SECTION 2. This act shall take effect on July 1, 2009.