

# SENATE . . . . . No. 112

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## The Commonwealth of Massachusetts

PRESENTED BY:

***Robert L. Hedlund***

*To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:*

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act relating to 40B density.

PETITION OF:

NAME:	DISTRICT/ADDRESS:
<i>Robert L. Hedlund</i>	<i>Plymouth and Norfolk</i>
<i>David F. DeCoste</i>	<i>5th Plymouth</i>

# SENATE . . . . . No. 112

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By Mr. Hedlund, a petition (accompanied by bill, Senate, No. 112) of Robert L. Hedlund and David F. DeCoste for legislation relative to 40B density. Community Development and Small Businesses.

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## The Commonwealth of Massachusetts

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In the One Hundred and Eighty-Ninth General Court  
(2015-2016)  
\_\_\_\_\_

An Act relating to 40B density.

*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: Section 21 of chapter 40B of the Massachusetts General laws, as appearing  
2 in the 2014 Official Edition, is hereby amended by adding the following paragraph:-

3           Applications may not contain a proposed project density that exceeds 4 times that  
4 allowed under existing zoning, or 8 units per acre, whichever is greater. This limit may be  
5 waived by the local board if the applicant agrees to a 10% cap on profits, or agrees to donate the  
6 equivalent amount of money to the host community to be used for the construction of additional  
7 low and moderate income housing units in the host community.