

HOUSE No. 3693

The Commonwealth of Massachusetts

PRESENTED BY:

Thomas M. Stanley

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 relative to property tax exemptions for rental properties in the town of Lincoln deed restricted as affordable housing.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Thomas M. Stanley</i>	<i>9th Middlesex</i>	<i>5/2/2017</i>
<i>Michael J. Barrett</i>	<i>Third Middlesex</i>	<i>5/3/2017</i>

HOUSE No. 3693

By Mr. Stanley of Waltham, a petition (accompanied by bill, House, No. 3693) of Thomas M. Stanley and Michael J. Barrett (by vote of the town) that the town of Lincoln be authorized to establish property tax exemptions for certain affordable accessory apartments. Revenue. [Local Approval Received.]

The Commonwealth of Massachusetts

In the One Hundred and Ninetieth General Court
(2017-2018)

An Act relative to property tax exemptions for rental properties in the town of Lincoln deed restricted as 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 WHEREAS, the Town desires to increase the number of rental housing units in Lincoln
2 that are affordable;

3 THEREFORE, the Town's representatives in the General Court are instructed to file a
4 home rule petition for a special act entitled, "An Act Relative to Property Tax Exemptions for
5 Rental Properties in the Town of Lincoln Deed Restricted as Affordable Housing" to read as
6 follows:

7 SECTION 1. Notwithstanding the provisions of any general or special law to the
8 contrary, upon the approval by the Attorney General of the Town of Lincoln's Affordable
9 Accessory Apartment Bylaw, the proportional value of affordable accessory dwelling units
10 created under said by-law that are subject to an affordable housing deed restriction shall be
11 exempt from taxation under Chapter 59 of the General Laws.

12 SECTION 2. Such exemption shall be equal to the tax otherwise owed on the property
13 based on the assessed value of the entire property, including any accessory dwelling units
14 multiplied by the square feet of the living space of all accessory dwelling units on the property
15 that are restricted to occupancy by low or moderate income households, divided by the total
16 square feet of all structures on the property. For purposes of determining the assessed value of
17 the entire property, if by income approach to value, such assessment shall assume that all
18 housing units are rented at fair market value.

19 SECTION 3. The date of determination as the qualifying factors required by this act shall
20 be September first of each year.

21 SECTION 4. This act shall take effect upon its passage.