

**SENATE . . . . . No. 80**

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**The Commonwealth of Massachusetts**

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PRESENTED BY:

***Harriette L. Chandler***

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*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 the smart growth housing trust fund.

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PETITION OF:

NAME:

*Harriette L. Chandler*

DISTRICT/ADDRESS:

*First Worcester*

**SENATE . . . . . No. 80**

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By Ms. Chandler, a petition (accompanied by bill, Senate, No. 80) of Harriette L. Chandler for legislation relative to smart growth housing trust fund. Community Development and Small Businesses.

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[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE SENATE, NO. 109 OF 2015-2016.]

**The Commonwealth of Massachusetts**

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

An Act relative to the smart growth housing trust fund.

*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 10 of the General Laws, as appearing in the 2014 Official Edition,  
2 is hereby amended by striking out section 35AA, and inserting in place thereof the following  
3 section:-

4 Section 35AA. There shall be established and set upon the books of the commonwealth a  
5 separate fund to be known as the Smart Growth Housing Trust Fund to be used, without  
6 appropriation, by the department of housing and community development and the department of  
7 revenue for the purpose of making payments to communities under section 10 of chapter 40R  
8 and section 3 of chapter 40S. Available revenues from the sale of state surplus lands, as  
9 provided for in law, revenue received by the commonwealth pursuant to section 6L of chapter  
10 62, appropriations from the General Fund and monetary sanctions imposed by the department of

11 housing and community development under subsection (c) of section 7 of said chapter 40R shall  
12 be deposited into the Trust Fund. All monies deposited into the Fund shall be expended  
13 exclusively for the purposes set forth in this section. No expenditure from said Fund shall cause  
14 said Fund to be in deficiency at the close of a fiscal year. No later than December 1 of each  
15 year, the department of housing and community development, after consultation with the  
16 department of revenue and the department of education, shall estimate the anticipated obligations  
17 under chapter 40R and chapter 40S during the next occurring calendar year. In January of each  
18 year, any amount in the Trust Fund exceeding one and one-half times the anticipated obligations  
19 for that year shall be paid over to the General Fund.

20 SECTION 2. Section 1 of chapter 40S, as so appearing, is hereby amended by adding the  
21 following definition:-

22 “Trust fund”, the Smart Growth Housing Trust Fund, established by section 35AA of  
23 chapter 10.

24 SECTION 3. Section 2 of said chapter 40S, as so appearing, is hereby amended by  
25 striking out, in line 1, the words “Subject to appropriation” and inserting in place thereof the  
26 following words:- From the trust fund .

27 SECTION 4. Section 3 of said chapter 40S, as so appearing, is hereby amended by  
28 striking out subsection (f) and inserting in place thereof the following subsection:-

29 (f) Upon receipt of all data and calculations required by this section, the division of local  
30 services shall calculate the smart growth school cost reimbursement pursuant to section 2. The  
31 commissioner of revenue shall make a single payment from the Trust Fund to each municipality  
32 for the amount of its smart growth school cost reimbursement; provided however, if the Trust

33 Fund is insufficient to fully fund the cost of the reimbursement, the division shall calculate the  
34 percentage of each municipality's reimbursement as a share of the statewide reimbursement, and  
35 prorate each municipality's reimbursement proportionally.

36 SECTION 5. Chapter 62 of the General Laws, as so appearing, is hereby amended by  
37 inserting after section 6N the following section:-

38 Section 6O. The commissioner shall, upon receipt of a list of addresses of new smart  
39 growth development pursuant to section 3 of chapter 40S, identify every individual inhabitant of  
40 such addresses filing a return of income pursuant to section 6 of chapter 62C. All revenue  
41 received by the commonwealth pursuant to chapter 62 from any resident or inhabitant domiciled,  
42 or with a place of abode, in newly constructed or substantially renovated housing in an approved  
43 and certified smart growth zoning district as defined by chapter 40R, shall be credited by the  
44 comptroller to the Smart Growth Trust Fund as established by section 35AA of chapter 10.