

**HOUSE . . . . . No. 1294**

---

**The Commonwealth of Massachusetts**

PRESENTED BY:

***Bradley H. Jones, Jr.***

*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 authorizing limited rate of growth controls and to promote housing production.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Bradley H. Jones, Jr.</i>	<i>20th Middlesex</i>	<i>1/17/2019</i>
<i>Bradford Hill</i>	<i>4th Essex</i>	<i>1/23/2019</i>
<i>Elizabeth A. Poirier</i>	<i>14th Bristol</i>	<i>1/17/2019</i>
<i>Susan Williams Gifford</i>	<i>2nd Plymouth</i>	<i>1/17/2019</i>
<i>Paul K. Frost</i>	<i>7th Worcester</i>	<i>1/30/2019</i>
<i>Todd M. Smola</i>	<i>1st Hampden</i>	<i>1/31/2019</i>
<i>Randy Hunt</i>	<i>5th Barnstable</i>	<i>1/28/2019</i>
<i>Steven S. Howitt</i>	<i>4th Bristol</i>	<i>1/30/2019</i>
<i>Michael J. Soter</i>	<i>8th Worcester</i>	<i>1/31/2019</i>

**HOUSE . . . . . No. 1294**

By Mr. Jones of North Reading, a petition (accompanied by bill, House, No. 1294) of Bradley H. Jones, Jr., and others for legislation to further regulate certain restrictions on housing development and building permits under zoning ordinances in cities and towns. Housing.

**The Commonwealth of Massachusetts**

**In the One Hundred and Ninety-First General Court  
(2019-2020)**

An Act authorizing limited rate of growth controls and to promote housing production.

*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 3 of chapter 40A of the General Laws, as appearing in the 2016  
2 Official Edition, is hereby amended by adding, at the end thereof, the following new paragraph:-

3 No zoning ordinance or by-law adopted after January 1, 2020 shall regulate or restrict the  
4 rate of development or number of building permits or special permits or other forms of zoning or  
5 subdivision approval that may be issued by a municipality within a defined time period, unless  
6 the limitations placed on development are, in both their nature and extent, a reasonable response  
7 to specific tangible concerns identified in the zoning ordinance or by-law, and the zoning  
8 ordinance or by-law established a reasonable deadline for completing and implementing a  
9 strategic plan to address the specific identified concerns. No such rate of growth regulation or  
10 restriction or extension thereof shall be in place for longer than one year unless extended by a  
11 vote of a town meeting or a city council following receipt of a report and recommendation by the

- 12 planning board based upon evidence substantiating the need for an extension of the temporary
- 13 ordinance or by-law for one additional year.