

**SENATE . . . . . No. 1610**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

*Nick Collins*

*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 protecting the interests of housing cooperative shareholders.

PETITION OF:

NAME:

*Nick Collins*

DISTRICT/ADDRESS:

*First Suffolk*

**SENATE . . . . . No. 1610**

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By Mr. Collins, a petition (accompanied by bill, Senate, No. 1610) of Nick Collins for legislation to protect the interests of housing cooperative shareholders. Revenue.

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**The Commonwealth of Massachusetts**

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

An Act protecting the interests of housing cooperative shareholders.

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

1            Subsection (a) of Part B of section 3 of chapter 62 of the General Laws, as appearing in  
2            the 2016 Official Edition, is hereby amended by striking out paragraph (9) and inserting in place  
3            thereof the following paragraph:- (9) In the case of an individual who pays rent for his principal  
4            place of residence and such residence is located in the commonwealth, an amount equal to 50 per  
5            cent of such rent; provided, however, that such deduction shall not exceed \$3,000 for a single  
6            person, for a person that qualifies as a head of household under section 2(b) of the Code, or for a  
7            married couple. Said deduction shall be available to resident shareholders of housing  
8            cooperatives; provided, however, that such shareholders have resided in their cooperative unit  
9            throughout the tax year and have not claimed a deduction for real estate taxes or mortgage  
10           interest on their federal income tax return; and provided further, that such shareholders may only  
11           claim as rent the dues paid to their housing cooperative that are used for housing-related  
12           expenses, which may include mortgage payments, taxes, utilities, waste disposal, or property  
13           maintenance.