

# SENATE . . . . . No. 2874

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Senate, July 29, 2020 – Text of the Senate amendment to the House Bill enabling partnerships for growth (House, No. 4887) (being the text of Senate, No. 2842, printed as amended)

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## The Commonwealth of Massachusetts

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In the One Hundred and Ninety-First General Court  
(2019-2020)  
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1           SECTION 1. To provide for a program of economic development and job creation, the  
2 sums set forth in sections 2 and 2A, for the several purposes and subject to the conditions  
3 specified in this act, are hereby made available, subject to the laws regulating the disbursement  
4 of public funds; provided, however, that the amounts specified in an item or for a particular  
5 project may be adjusted in order to facilitate projects authorized in this act. These sums shall be  
6 in addition to any amounts previously authorized and made available for these purposes.

7           SECTION 2.

8           EXECUTIVE OFFICE OF HOUSING AND ECONOMIC DEVELOPMENT

9           Office of the Secretary

10           7002-8000   For the program administered by the Massachusetts Development Finance  
11 Agency for site assembly, site assessment, predevelopment permitting and other predevelopment  
12 and marketing activities that enhance a site’s readiness for commercial, industrial or mixed-use  
13 development; provided, that a portion of the funds shall be used to facilitate the expansion or  
14 replication of successful industrial parks.....\$15,000,000

15           7002-8001     For the Massachusetts Growth Capital Corporation established in section 2  
16 of chapter 40W of the General Laws for a program to provide matching grants to community  
17 development financial institutions certified by the United States Treasury or community  
18 development corporations certified under chapter 40H of the General Laws to enable the  
19 community development financial institution or community development corporation to leverage  
20 federal or private investments for the purpose of making loans and grants to small businesses,  
21 including, but not limited to, businesses owned by women, veterans, minorities and immigrants;  
22 provided further, that the program shall prioritize socially or economically disadvantaged  
23 businesses, which may include, but shall not be limited to, minority-owned and immigrant-  
24 owned small businesses, that have historically faced obstacles accessing capital and have been  
25 disproportionately impacted by the 2019 novel coronavirus pandemic.....\$35,000,000

26           7002-8002     To provide funds to the Massachusetts Broadband Incentive Fund  
27 established in section 6C of chapter 40J of the General Laws for capital repairs and  
28 improvements to broadband infrastructure owned by the Massachusetts Technology Park  
29 Corporation established by section 3 of chapter 40J.....\$5,000,000

30           7002-8003     For the Massachusetts Technology Park Corporation established by  
31 section 3 of chapter 40J for matching grants that support collaboration among manufacturers  
32 located in the commonwealth and institutions of higher education, non-profits and other public or  
33 quasi-public entities; provided, that eligible grantees shall include, but not be limited to,  
34 participants in the Manufacturing USA institutes established under the National Network for  
35 Manufacturing Innovation; and provided further, that grants shall be awarded and administered  
36 consistent with the strategic goals and priorities of the advanced manufacturing collaborative  
37 established by section 10B of chapter 23A.....\$10,000,000

38           7002-8004    For projects receiving assistance from the Technology Research and  
39 Development and Innovation Fund established by section 4G of chapter 40J of the General  
40 Laws.....\$50,000,000

41           7002-8027    For a competitive program of grants or other financial assistance to  
42 support economic development, job creation and housing and climate resilience initiatives,  
43 including nature-based solutions projects that incorporate these elements for the public purpose  
44 of promoting economic opportunity and prosperity in small towns or rural areas of the  
45 commonwealth; provided, that such financial assistance may be offered to a municipality or  
46 other public entity, a community development corporation, non-profit entity or for-profit entity;  
47 provided further, that such financial assistance shall support a project located in a municipality  
48 with a population of not more than 7,000 year-round residents or a population density of not  
49 more than 500 persons per square mile; provided further, that financial assistance offered  
50 pursuant to this line item may be administered by the executive office through a contract with the  
51 Massachusetts Development Finance Agency established by section 2 of chapter 23G; and  
52 provided further, that the administering agency may establish additional program requirements  
53 through regulations or policy guidelines...\$20,000,000

54           7002-8028    For the Massachusetts Growth Capital Corporation established in section 2  
55 of chapter 40W of the General Laws to provide grants to low-income and moderate-income  
56 entrepreneurs to acquire, expand, improve or lease a facility, to purchase or lease equipment or to  
57 meet other capital needs of a business with not more than 20 employees and annual revenues not  
58 exceeding \$2,500,000; including alternative energy generation projects; provided further, that  
59 grants may be used for capital projects or equipment purchases necessary to uphold public health  
60 and social distancing protocols for customers and staff related to the 2019 novel coronavirus

61 pandemic; provided, that preference shall be given to businesses located in low-income or  
62 moderate-income areas or socially and economically disadvantaged businesses, which shall  
63 include, but shall not limited to, minority-owned, women-owned, immigrant-owned and veteran-  
64 owned businesses; and provided further, that prioritization in awarding grants shall be given to  
65 businesses that have been disproportionately impacted by the 2019 novel coronavirus  
66 pandemic.....\$20,000,000

67           7002-8029     For a competitive grant program administered by the office of travel and  
68 tourism to provide tourism and cultural marketing funds to businesses and regional tourism  
69 councils for the purpose of promoting and advertising in-state tourism in order to create jobs,  
70 support tourism-related businesses in the commonwealth and stimulate the state and local  
71 economies of the commonwealth; provided, that not less than \$4,000,000 shall be allocated to  
72 regional tourism councils in order to provide regional advertising, public relations and other  
73 marketing initiatives that will promote in-state tourism and encourage the upholding of necessary  
74 public health and social distancing protocols relative to the 2019 novel coronavirus  
75 pandemic.....\$10,000,000

76           7002-8031     For a program to provide assistance to projects that will improve,  
77 rehabilitate or redevelop blighted, abandoned, vacant or underutilized properties to achieve the  
78 public purposes of eliminating blight, increasing housing production, supporting economic  
79 development projects, increasing the number of commercial buildings accessible to persons with  
80 disabilities and conserving natural resources through the targeted rehabilitation and reuse of  
81 vacant and underutilized property; provided, that such assistance shall take the form of a grant or  
82 a loan provided to a municipality or other public entity, a community development corporation,  
83 non-profit entity or for-profit entity; provided further, that eligible uses of funding shall include,

84 but not be limited to, improvements and additions to or alterations of structures and other  
85 facilities necessary to comply with requirements of building codes, fire or other life safety codes  
86 and regulations pertaining to accessibility for persons with disabilities, where such code or  
87 regulatory compliance is required in connection with a new commercial residential or civic use  
88 of such structure or facility, and the targeted removal of existing underutilized structures or  
89 facilities to create or activate publicly-accessible recreational or civic spaces; provided further,  
90 that funding shall be awarded on a competitive basis in accordance with guidelines developed by  
91 the agency; provided further, that financial assistance offered pursuant to this line item may be  
92 administered by the executive office through a contract with the Massachusetts Development  
93 Finance Agency established by section 2 of chapter 23G; provided further, that the executive  
94 office or the Massachusetts Development Finance Agency may establish additional program  
95 requirements through regulations or policy guidelines; provided further, that financial assistance  
96 offered pursuant to this item shall be awarded, to the extent feasible, in a manner that reflects  
97 geographic and demographic diversity within the commonwealth; and provided further, that  
98 program funds may be used for the reasonable costs of administering the program not to exceed  
99 5 per cent of the total assistance made during the fiscal year .....\$40,000,000

100           7002-8032 For grants and technical assistance to be made to municipalities and regional  
101 applicants to support planning and locally-driven initiatives related to community development,  
102 housing production, workforce training and economic opportunity, childcare and early education  
103 initiatives and climate resilience initiatives, including nature-based solutions projects, that  
104 incorporate these elements within individual communities, regions or a defined subset of  
105 communities therein ..... \$10,000,000

106           7002-8033     For an employment social enterprise capital grant program to be  
107 administered by the executive office of housing and economic development, in consultation with  
108 the executive office of labor and workforce development, for the development of eligible  
109 facilities for non-profit employment social enterprises that sell goods and services and enhance  
110 economic development; provided, that eligible applicants shall be non-profit organizations  
111 operating employment social enterprises targeting individuals facing significant barriers to  
112 employment; provided further, that grants to non-profits shall support costs associated with the  
113 acquisition of real property, the design, construction, repair, rehabilitation or renovation of an  
114 eligible facility and soft costs directly related to the development of an eligible facility; provided  
115 further, that eligible employment social enterprises shall offer paid employment opportunities to  
116 low-income individuals, with priority to socially and economically disadvantaged populations  
117 who experience complex needs and barriers to employment that require intensive interventions;  
118 provided further, that eligible organizations shall provide the following services for targeted  
119 individuals as an integrated part of their paid employment in a social enterprise: (i) outreach to  
120 targeted populations; (ii) on-the-job training and skill development, including worksite  
121 supervision and performance coaching; (iii) comprehensive supportive services for at least 1  
122 year, including, but not limited to, case management, aimed at helping to overcome barriers to  
123 employment; (iv) assistance to obtain external employment; and (v) job retention services;  
124 provided further, that prioritization for grant awards shall be given to organizations: (a) targeting  
125 low-income communities specifically aimed at reducing social and economic inequities,  
126 including, but not limited to, inequities affecting individuals who have faced racial or ethnic  
127 prejudice; (b) serving high-risk populations that can demonstrate a significant social return on  
128 investment; and (c) providing goods and services that can demonstrate a positive community or

129 environmental impact; and provided further, that not less than \$2,700,000 shall be expended to  
130 UTEC, Inc. for costs associated with the acquisition, design, construction and renovation of  
131 buildings to provide programming, training, instruction, manufacturing, distribution, retail or  
132 storage for the purpose of providing a pathway to social and economic success for high-risk  
133 young adults.....\$27,700,000

134           7002-8034    For a program to provide financial and capital assistance to restaurants  
135 impacted by the 2019 novel coronavirus; provided, that said program shall be administered by  
136 the executive office of housing and economic development; provided further, that grants may be  
137 used for, but shall not be limited to, capital projects or equipment purchases necessary to uphold  
138 necessary public health and social distancing protocols for customers and staff related to the  
139 2019 novel coronavirus pandemic; provided further, that grants may be used for, but shall not be  
140 limited to, employee payroll and benefit costs, mortgage interest, rent, utilities and interest on  
141 other debt obligations; and provided further, that the executive office shall prioritize  
142 independently owned and operated restaurants, seasonal restaurants and geographic equity when  
143 establishing the program criteria .....\$20,000,000

144           7002-8036    For local economic development projects; provided further, that not less  
145 than \$5,000,000 shall be expended to the New England Aquarium Corporation for costs  
146 associated with the preparation of plans, studies and specifications, repairs, construction,  
147 renovations, maintenance, asset management and demolition and other capital improvements  
148 including those necessary for the operation of facilities operated by the New England Aquarium  
149 Corporation on Central wharf in the city of Boston; provided further, that not less than \$500,000  
150 shall be expended to the Boch Center for capital improvements needed to safely reopen the  
151 Wang and Shubert theatres located in the city of Boston; provided further, that not less than

152 \$5,000,000 shall be expended to the Commonwealth Zoological Corporation established under  
153 section 2 of chapter 92B of the General Laws for costs associated with the preparation of plans,  
154 studies and specifications, repairs, construction, renovations, maintenance, asset management  
155 and demolition and other capital improvements, including those necessary for the operation of  
156 facilities operated by Zoo New England; provided further, that not less than \$2,500,000 shall be  
157 used for construction and be required to have a one-to-one match; provided further, that Zoo  
158 New England shall provide a matching amount equal to \$1 for every \$1 disbursed from this item;  
159 provided further, that not less than \$500,000 shall be expended for the department of veterans'  
160 services to develop and operate a 3-year pilot program to assist veterans and members of the  
161 Massachusetts National Guard in transitioning their military skill sets into civilian skill sets;  
162 provided further, that the program shall focus on priorities including, but not limited to: (i)  
163 assisting veterans and members of the Massachusetts National Guard in navigating applicable  
164 professional licensure requirements; (ii) providing analysis of veterans' and members' of the  
165 Massachusetts National Guard current skill sets; and (iii) matching military skill sets with  
166 civilian workforce skill sets, particularly in those areas of the civilian workforce with a need for  
167 additional skilled workers; provided further, that the department shall submit annual reports to  
168 the clerks of the senate and the house of representatives, the joint committee on veterans and  
169 federal affairs, the joint committee on labor and workforce development and the house and  
170 senate committees on ways and means detailing the results of the pilot program, including, but  
171 not limited to: (A) the number of veterans placed in civilian jobs; (B) the number of women  
172 veterans participating in the program; (C) the types of jobs veterans were placed in; (D) the  
173 number of veterans who required assistance with navigating professional licensure requirements;  
174 (E) the efficacy of the pilot program in assisting veterans in finding civilian employment; and (F)



175 an analysis of remaining barriers facing veterans transitioning to civilian jobs; provided further,  
176 that at the conclusion of the 3-year pilot program, the annual report shall also include any draft  
177 legislation or recommendations for funding to continue or improve the program; provided  
178 further, that not less than \$300,000 shall be expended for the removal of a blighted structure on  
179 Main street, in the town of Ware; provided further, that not less than \$250,000 shall be expended  
180 for Springfield Neighborhood Housing Services, Inc. in the city of Springfield for capitalization  
181 of the revolving loan funds program; provided further that not less than \$250,000 shall be  
182 expended for Revitalize CDC in the city of Springfield for the GreenNFit Neighborhood Rebuild  
183 program; provided further, that not less than \$200,000 shall be expended for improvements to  
184 telecommunications and electric infrastructure in order to facilitate the extension of internet  
185 service infrastructure to properties on Pamet Point road, Old County road and Bound Brook  
186 Island road in the towns of Wellfleet and Truro; provided further, that not less than \$500,000  
187 shall be expended in equal amounts to the towns of Avon, Braintree, Canton, East Bridgewater,  
188 Easton, Milton, Randolph, Sharon, Stoughton and West Bridgewater for local economic  
189 development projects; provided further, that not less than \$400,000 shall be equally expended for  
190 business development, infrastructure and streetscape improvements to the towns of Abington,  
191 AHolbrook, Rockland and the city known as the town of Braintree; provided further, that not less  
192 than \$500,000 shall be expended for costs associated with establishing a health and life science  
193 center at Greenfield Community College, including, but not limited to, design and engineering  
194 studies, that will support the expansion of the health science workforce; provided further, that not  
195 less than \$100,000 shall be expended for business development, infrastructure and streetscape  
196 improvements in Wollaston center in the city of Quincy; provided further, that not less than  
197 \$500,000 shall be expended for a downtown trolley implementation pilot program between the

198 city of Peabody and the city of Salem; provided further, that \$55,000 shall be expended to  
199 Lazarus House, Inc., for the construction, reconstruction and renovation of the Holly Street  
200 Shelter to support self-sufficiency and housing stability; provided further, that not less than  
201 \$1,000,000 shall be expended for the University of Massachusetts at Amherst to establish new  
202 testing and piloting facilities and upgrade existing facilities and equipment for the advancement  
203 of water technology and testing; provided further, that \$100,000 shall be expended to Lazarus  
204 House, Inc. for renovations to their soup kitchen to improve their respite and supportive services  
205 for the purpose of providing a pathway to social and economic success to low-income or  
206 homeless residents of the Greater Merrimack Valley; provided further, that not less than  
207 \$100,000 shall be expended for urban and community forestry greening in the city of Malden;  
208 provided further, that not less than \$300,000 shall be expended for the department of housing  
209 and community development to create a Cape Cod and Islands Covid-19 Workforce Housing  
210 Relief Fund to be managed and administered by the Housing Assistance Corporation to provide  
211 funds for any combination of property acquisition, soft costs or gap construction funding in order  
212 to develop housing for low-to-moderate income year-round residents of Cape Cod, Martha's  
213 Vineyard and Nantucket; provided further, that said fund shall have funds available for  
214 expenditure for fiscal years 2021 to 2026, inclusive, based on a plan to be submitted by the  
215 Housing Assistance Corporation in consultation with the Falmouth Housing Trust, Inc., the  
216 Lower Cape Community Development Corporation, the Cape Cod commission, the Martha's  
217 Vineyard commission, the town of Nantucket, the Island Housing Trust Corporation and  
218 Housing Nantucket; provided further, that not less than \$250,000 shall be provided to the  
219 Community Development Corporation of Southern Berkshire, Inc. for the remediation of 100  
220 Bridge street in the town of Great Barrington; provided further, that not less than \$200,000 shall

221 be expended for the Berkshire Family Young Men’s Christian Association, Inc. in the city of  
222 Pittsfield for facility renovations; provided further, that not less than \$50,000 shall be provided  
223 to the Senior Center Consortium representing the towns of Ashfield, Buckland and Shelburne  
224 and the western Franklin county region for the project management and design of the renovation  
225 and expansion of the senior center in the village of Shelburne Falls; provided further, that not  
226 less than \$100,000 shall be expended for the planning, design and construction of municipal  
227 buildings in the town of Wilmington; provided further, that not less than \$100,000 shall be  
228 expended for economic development improvements on the state highway route 113 corridor  
229 located in the towns of Groveland and West Newbury; provided further, that not less than  
230 \$350,000 shall be expended for the town of Falmouth to administer a grant program to support  
231 small businesses in reopening and resuming their operations by assisting in paying costs  
232 associated with rent, utilities, staffing, insurance and the cost of required personal protection  
233 equipment; provided, that not less than \$250,000 shall be expended for Project Mission, a non-  
234 profit organization dedicated to build and advance financial empowerment and self reliance  
235 among Latino and immigrant families; provided further, that not less than \$275,000 shall be  
236 expended to the Newton Housing Authority in the city of Newton for the purpose of replacing in-  
237 unit natural gas appliances, including stoves, ranges, dryers and water heaters, with electric  
238 appliances; provided further, that not less than \$250,000 shall be expended for a feasibility study  
239 to identify an optimal location and operational model for a parking structure within the transit-  
240 oriented development district in the downtown section of the city of Attleboro; provided further,  
241 that not less than \$250,000 shall be expended for the demolition, cleanup and development of the  
242 former Attleboro Dye Works site located on Maple avenue adjacent to the Ten Mile river in the  
243 town of Seekonk; provided further, that not less than \$200,000 shall be expended to the

244 Brookline Housing Authority in the town of Brookline for the purpose of modernizing kitchens  
245 including replacement of in-unit natural gas appliances, including stoves, ranges, water heaters  
246 and dryers, with electric appliances; provided further, that not less than \$75,000 shall be  
247 expended to the Wellesley Housing Authority in the town of Wellesley for the purpose of  
248 replacing in-unit natural gas appliances, including stoves, ranges, water heaters and dryers, with  
249 electric appliances; provided, that not less than \$5,000,000 shall be transferred to the aquaculture  
250 innovation fund within the department of agricultural resources established in section 125 of  
251 chapter 128 of the General Laws; provided further, that not less than \$200,000 shall be expended  
252 for tourism development, including, but not limited to, signage and pedestrian accommodations,  
253 in the towns of Essex, Manchester-by-the-Sea and Rockport and the city of Gloucester; provided  
254 further, that not less than \$500,000 shall be expended to Salisbury Beach Partnership, Inc., a  
255 501(c)(3) nonprofit organization, for the purchase and restoration of the historic carousel at  
256 Salisbury beach in the town of Salisbury; provided further, that not less than \$165,000 shall be  
257 expended for the planning, purchase and installation of electric vehicle charging stations in the  
258 town of Bedford; provided further, that not less than \$165,000 be expended for the planning,  
259 purchase and installation of electric vehicle charging stations in the city of Waltham; provided,  
260 that not less than \$165,000 shall be expended for the planning, purchase and installation of  
261 electric vehicle charging stations in the town of Carlisle; provided further, that not less than  
262 \$500,000 shall be expended for the Massachusetts Biomedical Initiatives, Inc. to support  
263 academic-based research and development, to raise scientific awareness and to support initiatives  
264 to increase diversity in the fields of life sciences and biotechnology; provided further, that not  
265 less than \$75,000 shall be expended for the Pilgrim Hall museum in the town of Plymouth to  
266 support necessary capital improvements; provided further, that not less than \$500,000 shall be

267 expended to the city of Boston for activation, beautification and enhancements of public spaces  
268 in commercial districts and for the expansion of the ReStore program to include indoor  
269 improvements and capital needs for small businesses associated with reopening during the 2019  
270 novel coronavirus; provided further, that not less than \$75,000 shall be expended for the  
271 Plymouth Antiquarian Society to support necessary capital improvements; provided further, that  
272 not less than \$300,000 shall be expended to the town of Maynard for traffic control measures at  
273 the Assabet River rail trail crossing; provided further, that not less than \$325,000 shall be  
274 expended to the Neponset River Regional Chamber for businesses in the town of Norwood that  
275 were impacted by the June 28, 2020 rainstorm; provided further, that not less than \$1,000,000  
276 shall be expended to the city of Newton for the construction of the Newton Center for Active  
277 Living; provided further, that not less than \$125,000 shall be expended for the Bussey Brook  
278 Boardwalk as part of the Roslindale Gateway Path project located in the Roslindale section of  
279 the city of Boston; provided further, that not less than \$50,000 shall be expended for the  
280 Roslindale Village Main Street, Inc. Wayfinding and Placemaking Initiatives located in the  
281 Roslindale section of the city of Boston; provided further, that not less than \$500,000 shall be  
282 expended to the department of housing and community development to distribute as grants to  
283 any provider of temporary housing assistance, including, but not limited to, family shelters,  
284 shelters for adults, hotels or motels used for emergency shelter, emergency apartments, domestic  
285 violence shelters, runaway and homeless youth shelters or safe houses for refugees, for the  
286 purpose of providing and installing dispensers for disposable menstrual products, including, but  
287 not limited to, sanitary napkins, tampons and panty liners at no cost to menstruating individuals;  
288 provided further, that the products shall be available in a convenient manner that does not  
289 stigmatize any persons seeking such products; provided further, that not less than \$100,000 shall

290 be expended for an economic development grant for the downtown area in the town of North  
291 Reading; provided further, that not less than \$125,000 shall be expended for costs associated  
292 with the vocation technical training program at the Blackstone Valley Education Hub; provided,  
293 that not less than \$100,000 shall be expended for costs associated with the renovation of the  
294 Milford Area Chamber of Commerce office and the purchase of equipment, computers and  
295 software; provided further, that not less than \$500,000 shall be expended equally to the city of  
296 Worcester and the towns of Auburn, Grafton, Leicester, Millbury, Northbridge, Shrewsbury and  
297 Upton for economic development purpose; provided further, that not less than \$100,000 shall be  
298 expended to the town of Hudson for improvements to the Hudson Housing Authority community  
299 room; provided further, that not less than \$250,000 shall be expended to design a waterfront park  
300 in the city of Chelsea; provided further, that not less than \$100,000 shall be expended for costs  
301 associated with the renovation of the Italian American World War II Veterans of the United  
302 States, Post No. 40, building in the town of Milford; provided further, that not less than \$78,000  
303 shall be expended for Choices4Teens Mentoring Group Inc. in the city of Brockton to acquire,  
304 upgrade and maintain technology and equipment; provided further, that not less than \$75,000  
305 shall be expended for costs associated with the repair of the Sacarrappa bridge in the town of  
306 Oxford; provided further, that not less than \$180,000 shall be expended to the Center for Women  
307 and Enterprise for the design, planning and construction of a new innovation center in the city of  
308 Brockton; provided further, that not less than \$150,000 shall be expended for the construction  
309 and expansion of a deck and hospitality area at the clubhouse at the D.W. Field golf course in the  
310 city of Brockton; provided further, that not less than \$100,000 shall be expended to the town of  
311 Shirley for improvements to the War Memorial Building that comply with the federal Americans  
312 with Disabilities Act; provided further, that not less than \$100,000 shall be expended for an

313 economic development master plan for the town of Sterling; provided further, that not less than  
314 \$100,000 shall be expended for the replacement and repair of roads within D.W. Field park in  
315 the city of Brockton; provided further, that not less than \$100,000 shall be expended for life  
316 sciences planning and zoning in the city of Brockton; provided further, that not less than \$50,000  
317 shall be expended for the celebration of the Schooner Ernestina-Morrissey return to the city of  
318 New Bedford in collaboration with the Massachusetts Maritime Academy, Schooner Ernestina-  
319 Morrissey Advisory Board, Schooner Ernestina-Morrissey Association, Inc., Cape Verdean  
320 Association in New Bedford, Inc. and the city of New Bedford; provided further, that not less  
321 than \$100,000 shall be expended for the Zeiterion Theatre in the city of New Bedford to safely  
322 and sustainably reopen to the public, including, but not limited to, for outdoor cultural events and  
323 concerts in downtown New Bedford; provided further, that not less than \$350,000 shall be  
324 expended for infrastructure improvements, upgrades for compliance with the federal Americans  
325 with Disabilities Act, safety code compliance and the rehabilitation and renovation of the  
326 historical building serving as the Cape Verdean Veterans Memorial Hall in the city of New  
327 Bedford; provided further that not less than \$75,000 shall be expended for a land geo-technical  
328 feasibility study for economic development in the town of Westminster; provided further, that  
329 not less than \$200,000 shall be expended for the planning, design, development and construction  
330 of a recreational area at 40 to 48 Geneva avenue, inclusive, in the Grove Hall section of the city  
331 of Boston; provided further, that the unexpended balance in item 7066-8110 of chapter 113 of  
332 the acts of 2018 shall be made available for the purposes of renovating the University of  
333 Massachusetts at Dartmouth Star Store college of visual and performing arts campus in the city  
334 of New Bedford into a twenty-first century arts and design hub connecting downtown arts,  
335 commerce and entertainment to working waterfront venues and activities, including expanded

336 mixed use at the New Bedford state pier; provided further, that funds shall be made available for  
337 immediate site readiness needs for mixed-use development at the New Bedford State Pier in the  
338 city of New Bedford in accordance with section 58 of chapter 228 of the acts of 2018; provided  
339 further, that such funds shall be in addition to the unexpended balance in item 6720-1350, as  
340 authorized in chapter 286 of the acts of 2014, to carry out the mixed-use development of the pier  
341 which may include, but shall not be limited to, water-dependent cargo, commercial fishing,  
342 marine transportation, marine educational facilities, fresh produce and seafood markets and other  
343 uses related to tourism and public recreation connecting the working waterfront to the arts and  
344 culture center in the downtown area of the city of New Bedford; provided further, that not less  
345 than \$100,000 shall be expended for costs associated with economic development projects in the  
346 town of Millville; provided further, that not less than \$250,000 shall be expended for capital  
347 improvements and technology upgrades for training, academic credit certificates and associate  
348 degree programs in high-demand fields for Springfield Technical Community College in the city  
349 of Springfield; provided further, that \$100,000 shall be expended for downtown storefront  
350 revitalization for the city of Leominster; provided further, that not less than \$500,000 be  
351 expended for a competitive grant program to be administered by the department of early  
352 education and care for licensed early education and care providers in the city of Attleboro and  
353 the towns of Franklin, Millis, Natick, Needham, Norfolk, North Attleborough, Plainville,  
354 Sherborn, Wayland, Wellesley and Wrentham for the purpose of defraying fixed operating costs  
355 and costs associated with modifications to early education and care services necessitated by the  
356 COVID-19 public health emergency to be awarded based on demonstrated financial need and  
357 current reopening status or future plans to reopen during the pandemic; provided further, that not  
358 less than \$50,000 shall be expended for improvements to the biology laboratory in Wilson hall at



359 Westfield State University in the city of Westfield; provided further, that not less than \$125,000  
360 shall be expended to Valley Opportunity Council, Inc., in the city of Chicopee for capital  
361 improvements to facilities and technology used for the workforce development programs that it  
362 administers; provided further, that not less than \$100,000 shall be expended for developing  
363 automated city services in the city of Melrose; provided, that not less than \$500,000 shall be  
364 expended for a zero interest small business revolving loan fund to be administered by the South  
365 Eastern Economic Development Corporation in the city of Taunton for small business owners for  
366 general business purposes that have been impacted by COVID-19 in the towns of Berkley,  
367 Carver, Dighton, Marion, Middleborough, Raynham and Wareham, the city of Taunton and the  
368 city known as the town of Bridgewater; provided further, that not more than 12 per cent of the  
369 amount appropriated in this item shall be retained by the South Eastern Economic Development  
370 Corporation for technical loan services and for the administration of the program; provided  
371 further, that not less than \$125,000 shall be expended to the Springfield Cultural Partnership  
372 Incorporated in the city of Springfield for capital improvements to make upgrades to cultural and  
373 arts programs to encourage tourism; provided further, that not less than \$300,000 shall be  
374 expended to the city of Malden for economic development and environmental remediation  
375 projects along the Malden river and Roosevelt park; provided further, that not less than \$100,000  
376 shall be expended for improvements to the snack shack located at the South Common recreation  
377 fields in the town of Berlin; provided further, that \$200,000 shall be expended to the city of  
378 Lowell for economic development programming; provided further, that not less than \$100,000  
379 shall be expended to fund capital improvements and construction related costs for the  
380 development of a new facility operated by Harvard Street Neighborhood Health Center Inc., a  
381 federally qualified health center, on Blue Hill avenue in the city of Boston; provided further, that

382 not less than \$100,000 shall be expended for expanded wireless internet service in the city of  
383 Gardner; provided further, that \$100,000 shall be expended to the town of Westford for  
384 economic development programming; provided further, that not less than \$200,000 shall be  
385 expended to fund capital improvements to the "Z" building at the Dimock Center in the city of  
386 Boston to provide additional clinical stabilization services; provided further, that \$50,000 shall  
387 be expended to the town of Tyngsborough for economic development programming; provided  
388 further, that \$50,000 shall be expended to the town of Groton for economic development  
389 programming; provided further, that \$50,000 shall be expended to the town of Pepperell for  
390 economic development programming; provided further, that \$50,000 shall be expended to the  
391 town of Pepperell for economic development programming; provided further, that not less than  
392 \$200,000 shall be expended for the Massachusetts Veterans and Warriors to Agriculture Program  
393 Fund; provided further, that not less than \$250,000 shall be expended to construct a roadway  
394 connector from Santilli highway to Rivergreen Business Park in the city of Everett; provided  
395 further, that \$50,000 shall be expended to the town of Dunstable for economic development  
396 programming; provided further, that not less than \$450,000 shall be expended to the towns of  
397 Granville, Montgomery, Tolland and Russell for the expansion of broadband internet access;  
398 provided further, that not less than \$10,000,000 shall be expended for a grant program  
399 administered by the department of elementary and secondary education for community after  
400 school and out-of-school time programs to support community partnerships, workforce training  
401 and health and safety expenses related to the 2019 novel coronavirus in preparation for the 2020-  
402 2021 school year; provided, that not less than \$500,000 shall be expended for a competitive grant  
403 program administered by the executive office of housing and economic development for startup  
404 companies; provide further, that a "startup company" shall be defined as a newly emerged

405 business venture that aims to develop a viable business model to meet a marketplace need;  
406 provided further, that the executive office shall promulgate parameters of eligibility and  
407 guidelines for application to the grant program and that the program shall be open for  
408 applications not later than December 1, 2020 and the funding shall be awarded to selected  
409 applicants not later than July 1, 2021; provided further, that the executive office shall submit a  
410 report to the clerks of the house and senate detailing the progress of the pilot program as well as  
411 the economic results of the grants on the recipient startup companies not later than December 1,  
412 2021; provided further, that not less than \$100,000 shall be expended for information technology  
413 and broadband infrastructure improvements and upgrades along state highway route 79 and to  
414 municipal buildings and structures in the town of Lakeville; provided further, that not less than  
415 \$200,000 shall be expended for high-speed broadband infrastructure improvements and upgrades  
416 to support businesses and economic development along Swansea Mall drive in the town of  
417 Swansea; provided further, that not less than \$1,000,000 shall be expended for economic  
418 development and housing infrastructure improvements in the Flint neighborhood area adjacent to  
419 and along Pleasant street in the city of Fall River; provided further, that not less than \$500,000  
420 shall be expended for economic development improvements in the Slade's Ferry Commercial  
421 district in the town of Somerset; provided further, that not less than \$2,000,000 shall be  
422 expended for grants supporting small businesses and workforce development programs in the  
423 MetroWest region, including the cities of Framingham and Franklin and the towns of Ashland,  
424 Holliston, Hopkinton, Medway and Natick; provided further, that not less than \$500,000 shall be  
425 expended for renovations and improvements of the Agganis Sports Complex in the city of Lynn;  
426 and provided further, that not less than \$1,000,000 shall be expended for costs associated with,  
427 but not limited to, design and engineering studies, acquiring and improving real property and

428 other costs for an advanced manufacturing research, development and small batch production  
429 laboratory known as the Eruptor Lab in the town of Amherst .....\$50,330,000

430           7002-8037 For capital grants or other financial assistance for urban farms; provided, that  
431 “urban farms” shall mean any real estate or a portion thereof in agricultural, horticultural or  
432 agricultural and horticultural use that is not more than 2 acres in area; provided further, that each  
433 grant recipient’s gross sales of agricultural, horticultural or agricultural and horticultural products  
434 resulting from such uses together shall total not less than \$500 in the previous year; and provided  
435 further, that grant recipients shall be located in a city or town that: (i) has a population of not less  
436 than 50,000 inhabitants; or (ii) meets the definition of a gateway municipality under section 3A  
437 of chapter 23A of the General Laws.....\$2,000,000

438           SECTION 2A.

439           TREASURER AND RECEIVER GENERAL

440           Massachusetts Cultural Council

441           0640-0305   For a non-profit infrastructure and equipment grant program administered  
442 by the Massachusetts cultural council; provided, that grants shall be awarded on a competitive  
443 basis to non-profit arts, cultural and tourism institutions and organizations that temporarily  
444 suspended in-person public attendance due to the 2019 novel coronavirus pandemic; provided  
445 further, that grants shall be awarded to assist institutions with infrastructure costs necessary to  
446 safely and sustainably reopen to the public while upholding necessary public health and social  
447 distancing protocols relative to the 2019 novel coronavirus pandemic; provided further, that the  
448 following criteria shall be used in prioritizing grant awards: (i) capital improvements and  
449 equipment purchases deemed critical to safeguard institution staff, volunteers and exhibitions;

450 (ii) capital improvement and equipment purchases deemed critical to safely allow public  
451 attendance; (iii) relative financial need of the applying institution; (iv) geographic diversity of  
452 grant recipients; (v) diversity of type of organizations or institutions receiving funding; and (vi)  
453 the likelihood that one-time infrastructure and equipment assistance will enable the institution to  
454 reopen safely and sustainably; and provided further, that the Massachusetts cultural council shall  
455 report to the chairs of the house and senate committees on ways and means and the chairs of the  
456 joint committee on tourism, arts and cultural development on the process and criteria for grant  
457 selection not less than 30 days before awarding grants.....\$20,000,000

458 EXECUTIVE OFFICE OF HOUSING AND ECONOMIC DEVELOPMENT

459 Department of Housing and Community Development

460 7004-0059 For state financial assistance in the form of grants or loans to accelerate  
461 and support the creation of low-income and moderate-income housing in close proximity to  
462 transit nodes; provided, that the program shall be administered to: (i) maximize the amount of  
463 affordable residential and mixed-use space in close proximity to transit nodes, resulting in higher  
464 density, compact development and pedestrian-friendly, inclusive and connected neighborhoods;  
465 (ii) increase mass transit ridership; (iii) decrease traffic congestion and reduce greenhouse gas  
466 emissions; and (iv) increase economic opportunity for disadvantaged populations by making it  
467 easier for residents of affordable housing to access public transportation, including transportation  
468 supporting commutes to employment centers; provided further, that entities eligible to receive  
469 financial assistance shall include governmental bodies, community development corporations,  
470 local housing authorities, community action agencies, community-based or neighborhood-based  
471 non-profit housing organizations, other non-profit organizations and for-profit entities; provided

472 further, that financial assistance provided pursuant to this section shall be made on a competitive  
473 basis, with preference for projects in communities disproportionately impacted by the 2019 novel  
474 coronavirus health and economic crisis; provided further, that funds may be used to assist units  
475 occupied by and affordable to persons with incomes not more than 110 per cent of the area  
476 median income as defined by the United States Department of Housing and Urban Development  
477 with priority given to projects that provide higher and deeper levels of affordability; provided  
478 further, that not less than 25 per cent of the occupants of housing in projects assisted by this item  
479 shall be persons whose income is not more than 60 per cent of the area median income as defined  
480 by the United States Department of Housing and Urban Development; provided further, that  
481 financial assistance offered pursuant to this item may be administered by the department of  
482 housing and community development through a contract with the Massachusetts Housing  
483 Partnership Fund, established in section 35 of chapter 405 of the acts of 1985, which in turn may  
484 directly offer financial assistance for the purposes set forth herein or may enter into subcontracts  
485 with non-profit organizations established pursuant to chapter 180 of the General Laws for the  
486 purposes herein; provided further, that the department may provide financial support to non-  
487 profit and for-profit developers that enter into binding agreements to set aside residential units in  
488 market-rate, transit-oriented housing, over and above any units required to be set aside under  
489 local zoning or approvals, for rent or sale to income-qualified households at affordable rents or  
490 sale prices, as applicable; and provided further, that the department may establish additional  
491 program requirements through regulations or policy guidelines .....\$25,000,000

492           7004-0064     For financial assistance to accelerate and support the creation and  
493 preservation of sustainable and climate resilient affordable multifamily housing; provided, that  
494 such financial assistance shall be made to: (i) incorporate efficient, sustainable and climate-

495 resilient design practices in affordable residential development to support positive climate  
496 mitigation outcomes; (ii) reduce greenhouse gas emissions and reliance on fossil fuels; (iii)  
497 increase resiliency of existing housing developments to mitigate impacts of climate change,  
498 including flooding and extreme temperatures; and (iv) enhance emergency preparedness,  
499 including sustainable means of power generation to allow for sheltering vulnerable populations  
500 in place; provided further, that financial assistance shall be made available on a competitive basis  
501 to community development corporations, local housing authorities, community action agencies,  
502 community-based or neighborhood-based non-profit housing organizations, other non-profit  
503 organizations and for-profit entities; provided further, that funds may be used to assist units  
504 occupied by and affordable to persons with incomes not more than 110 per cent of the area  
505 median income as defined by the United States Department of Housing and Urban Development  
506 with priority given to projects that provide higher and deeper levels of affordability; provided  
507 further, that not less than 25 per cent of the occupants of housing in projects assisted by this item  
508 shall be persons whose income is not more than 60 per cent of the area median income as defined  
509 by the United States Department of Housing and Urban Development; provided further, that  
510 financial assistance provided pursuant to this section may be administered by the department of  
511 housing and community development through contracts with the Massachusetts Housing  
512 Partnership Fund, established in section 35 of chapter 405 of the acts of 1985, the Massachusetts  
513 Housing Finance Agency, established in chapter 708 of the acts of 1966, or both, which  
514 authorities may directly offer financial assistance for the purposes set forth herein or may enter  
515 into subcontracts with non-profit organizations established pursuant to chapter 180 of the  
516 General Laws for those purposes; and provided further, that the administering agency may  
517 establish additional program requirements through regulations or policy guidelines...\$10,000,000

518           7004-0065     For state financial assistance to cities and towns or agencies, boards,  
519 commissions, authorities, departments or instrumentalities thereof or community development  
520 corporations or non-profit organizations to assist in the revitalization of neighborhoods and  
521 communities with properties in blighted or substandard conditions by subsidizing the purchase  
522 price, borrowing costs or costs of demolition or renovation of up to 50 units of residential rental  
523 housing or 1 to 4 units of home ownership residential housing that have been cited for building  
524 or sanitary code violations or that are subject to cancellation of commercial property insurance  
525 due to substandard property conditions or are otherwise blighted or substandard; provided, that  
526 contracts entered into by the department of housing and community development for those  
527 projects may include, but shall not be limited to, projects providing for demolition, renovation,  
528 remodeling, reconstruction, redevelopment and hazardous material abatement, including asbestos  
529 and lead paint, and for compliance with state codes and laws and for adaptations necessary for  
530 compliance with the federal Americans with Disabilities Act of 1990; provided further, that  
531 preference shall be given to community development corporations and local non-profit  
532 organizations, organizations sponsoring projects that secure private funds and projects with the  
533 greatest impact on community stabilization in weak markets, including, but not limited to, rural  
534 communities and communities that have been disproportionately affected by the 2019 novel  
535 coronavirus pandemic, disinvestment, foreclosure and abandonment; provided further, that such  
536 rehabilitated housing shall remain affordable for such period as shall be established by the  
537 department through guidance taking into account differences in market conditions and the type  
538 of restrictions best suited to promoting community stabilization in different markets; and  
539 provided further, that an amount not to exceed 2 per cent of the amount expended may pay for



540 administrative costs directly attributable to the purposes of this program, including costs of  
541 support personnel.....\$50,000,000

542           7004-0066 For a gateway city housing pilot program to support the construction of  
543 shovel-ready, market-rate housing opportunities in gateway municipalities, as defined in section  
544 3A of chapter 23A of the General Laws, by providing funding in an amount not more than 150  
545 per cent of the maximum housing development incentive program tax credit under chapter 40V  
546 of the General Laws; provided, that awards to projects shall be awarded to: (i) communities that  
547 have satisfied the 10 per cent affordable housing stock requirements under chapter 40B of the  
548 General Laws; (ii) non-profit developers; (iii) new construction or market rate apartment rentals  
549 or homeownership; (iv) projects that are ready to commence construction within 6 months of  
550 approval; and (v) projects that are located in a zoning area that permits high density housing such  
551 as a transformative development initiative district, waterfront or a zoning overlay district such as  
552 those permitted under chapter 40R of the General Laws; and provided further, that a developer's  
553 fee under the program would be deferred by 33 per cent with positive net cash flow from the  
554 development to be split with the commonwealth on an equal basis after payment of any first  
555 mortgage permanent financing .....\$5,000,000

556           EXECUTIVE OFFICE OF EDUCATION

557           Department of Elementary and Secondary Education

558           7035-2020   For capital grants to vocational technical schools to expand operating  
559 capacities; provided, that grants shall be administered by the department of elementary and  
560 secondary education on a competitive basis to vocational technical schools; provided further, that  
561 grants may be used for building expansions and renovations, as well as equipment purchases;

562 provided further, that prioritization for grant awards shall be given to, but not limited to,  
563 vocational technical schools: (i) with significant waiting lists; (ii) offering programs focused on  
564 industries and careers disproportionately impacted by the 2019 novel coronavirus pandemic; and  
565 (iii) serving students from gateway municipalities as defined in section 3A of chapter 23A of the  
566 General Laws or municipalities with high proportions of low-income and non-English or limited-  
567 English speaking populations; provided further, that the department shall award grants in a  
568 manner that promotes geographic equity; and provided further, that the department shall submit  
569 to the chairs of the house and senate committees on ways and means a report detailing the  
570 criteria used to award grants not less than 30 days before awarding said grants.....\$15,000,000

571 Department of Higher Education

572 7066-2020 For a grant program administered by the department of higher education to  
573 support career-oriented programs and initiatives at the community and municipal colleges to  
574 support training, academic credit certificates and associate degree programs in high-demand  
575 fields, including, but not limited to, healthcare and allied health, information technology and  
576 cybersecurity, or first-responder programs such as fire science, emergency medical technician  
577 and criminal justice; provided, that grant preference shall be given to support and expand  
578 programs and initiatives targeting high-demand fields disproportionately impacted by the 2019  
579 novel coronavirus pandemic; and provided further, that funding may be used for resources to  
580 recruit, retain and graduate students, including, but not limited to, technology tools such as  
581 software, licenses, laptops, curriculum development or student services.....\$15,000,000

582 SECTION 3. Chapter 6 of the General Laws is hereby amended by adding the following  
583 3 sections:-

584 Section 220. (a) As used in this section, the following words shall have the following  
585 meanings unless the context clearly requires otherwise:

586 “Affirmative marketing program”, a program of race and gender conscious goals to  
587 promote equality in, and to encourage the participation of, minority-owned businesses and  
588 woman-owned businesses in contracts for capital facility projects and the disposition of real  
589 property.

590 “Capital facility project”, an undertaking by a state authority for the planning,  
591 acquisition, design, construction, demolition, installation, repair or maintenance of a capital  
592 facility.

593 “Design services”, any of the following services provided by any designer, programmer  
594 or construction manager in connection with any public building project:

595 (i) preparation of master plans, studies, surveys, soil tests, cost estimates or programs;

596 (ii) preparation of drawings, plans, or specifications, including, but not limited to,  
597 schematic drawings, preliminary plans and specifications, working plans and specifications or  
598 other administration of construction contracts documents;

599 (iii) supervision or administration of a construction contract; or

600 (iv) construction management or scheduling.

601 “Disposition of real property”, any disposition of real property by a state authority;  
602 provided, however, that, for the purposes of this section, a disposition shall include, but not be  
603 limited to: (i) a lease of real property for the purpose of real estate development; and (ii) the  
604 assignment of air rights.

605 “Minority”, a person with a permanent residence in the United States who is American  
606 Indian, Black, African American, Cape Verdean, Western Hemisphere Hispanic, Aleut, Eskimo  
607 or Asian.

608 “Minority-owned business”, any real estate, contracting or subcontracting business, or  
609 business that supplies the contractors and subcontractors, that is beneficially owned by at least 1  
610 minority person, that meets the following criteria:

611 (i) the business shall be at least 51 per cent owned by minority persons; provided,  
612 however, that in the case of a corporation having more than 1 class of stockholders, the  
613 ownership requirement shall be met as to each class of stock;

614 (ii) the minority owner or minority owners shall demonstrate that they have dominant  
615 control over management;

616 (iii) the business shall not have been established solely for the purpose of taking  
617 advantage of a special program that has been developed to assist minority-owned businesses;

618 (iv) in the case of a joint venture between a minority-owned business meeting the  
619 requirements of clauses (i) to (iii), inclusive, and a non-minority-owned business, the joint  
620 venture shall be found to be a “minority-owned business” if the minority-owned business has  
621 more than one-half control over management of the project bid upon and has the right to receive  
622 more than one-half of the profits deriving from that project.

623 “State authority”, a state authority as defined in section 1 of chapter 29.

624 “Woman-owned business”, any real estate, contracting or subcontracting business which  
625 is beneficially owned by 1 or more women that meets the following criteria:

626 (i) the business shall be at least 51 per cent owned by women; provided, however, that in  
627 the case of a corporation having more than 1 class of stockholders, the ownership requirement  
628 shall be met as to each class of stock;

629 (ii) the woman owner or women owners shall demonstrate that they have dominant  
630 control over management;

631 (iii) the business shall not have been established solely for the purpose of taking  
632 advantage of a special program that has been developed to assist woman-owned businesses;

633 (iv) in the case of a joint venture between a woman-owned business meeting the  
634 requirements of clauses (i) to (iii), inclusive, and a non-woman-owned business, the joint venture  
635 shall be found to be a “woman-owned business” if the woman-owned business has more than  
636 one-half control over management of the project bid upon and has the right to receive more than  
637 one-half of the profits deriving from that project.

638 (b) Each state authority shall establish an affirmative marketing program to ensure the  
639 fair participation of minority-owned and woman-owned businesses for capital facility projects  
640 and the disposition of real property. The affirmative marketing program shall establish  
641 participation goals for minority-owned and woman-owned business in the capital facility projects  
642 and the disposition of real property that are equal to or exceed the combined participation goals  
643 for minority-owned and woman-owned businesses as established by the division of capital asset  
644 management and maintenance pursuant to section 6 of chapter 7C. The participation goals for  
645 minority-owned business and woman-owned business shall include, but not be limited to: (i)  
646 construction; (ii) design services; (iii) development; (iv) financing; (v) operation; and (vi)

647 ownership. The affirmative marketing plan shall be included, at a minimum, in every request for  
648 proposal for capital facility projects and the disposition of real property.

649 (c) All affirmative marketing program requirements shall apply to any lessee of land of a  
650 state authority. The construction of an improvement by a lessee, including, but not limited to, a  
651 building or other structure, shall be accompanied by an affirmative marketing plan.

652 Section 221. (a) As used in this section, the term “governmental entity” shall mean the  
653 executive branch, the legislature, the judiciary and any agency, office, department, board,  
654 commission, bureau, division, instrumentality or other entity of the commonwealth.

655 (b) No governmental entity shall include or permit the inclusion of a nondisclosure, non-  
656 disparagement or other similar clause as a condition of employment or in a settlement agreement  
657 between the governmental entity and an employee or a student; provided, however, that such a  
658 settlement may include, at the request of the employee or student, a provision that prevents the  
659 governmental entity from disclosing the individual’s identity and all facts that could lead to the  
660 discovery of the individual’s identity

661 Section 222. (a) Notwithstanding any general or special law to the contrary, the executive  
662 office of education shall establish a financial literacy task force to focus on how students from  
663 kindergarten to high school graduation are learning about financial literacy in schools. The task  
664 force shall consist of: the secretary of the executive office of education or a designee, who shall  
665 serve as chair; the commissioner of early education and care or a designee; the commissioner of  
666 elementary and secondary education or a designee; the commissioner of higher education or a  
667 designee; the state treasurer or a designee; 5 persons to be appointed by the governor, 1 of whom  
668 shall be a representative from the Massachusetts Teachers Association, appointed in consultation

669 with their relevant local unions, 1 of whom shall be a representative from the Massachusetts  
670 Bankers Association, 1 of whom shall be a representative from Massachusetts Jumpstart  
671 Coalition, 1 of whom shall be an individual from FitMoney.org and 1 of whom shall be a  
672 representative of the office of economic empowerment or a designee; and 1 person to be  
673 appointed by the state treasurer.

674 (b) The task force shall: (i) develop and annually update a summary of the advances  
675 made in financial literacy education in the commonwealth; (ii) develop and annually update a  
676 summary on the advances in accessibility to financial literacy education for low-income  
677 individuals and families; (iii) monitor financial literacy education, services and support activities  
678 across the commonwealth, including coordination of the commonwealth's activities and  
679 programs with respect to financial literacy; (iv) develop and annually update a comprehensive  
680 strategic plan to improve outcomes for individuals with a risk of negative financial situations,  
681 including recommendations to: (A) advance research on financial literacy for elementary and  
682 secondary school students; (B) improve the frequency and quality of financial literacy education  
683 in public schools and charter schools from kindergarten to high school graduation; (C) improve  
684 public awareness and recognition of the importance of financial literacy; (D) improve financial  
685 literacy education with a focus on providing access to low-income and minority communities;  
686 (E) seek to advance the goals and objectives outlined by the treasurer's Economic Empowerment  
687 Trust Fund and financial literacy task force report for fiscal year 2016; (F) systematically  
688 advance the full spectrum of academic research on financial literacy education; (G) emphasize  
689 the importance of the reduction of student debt and provide pathways to alleviate student debt;  
690 and (H) annually provide an update on the progress made in implementing such comprehensive  
691 strategic plan.

692 (c) Annually, not later than July 31, the task force shall submit its recommendations to  
693 the governor, the clerks of the house of representatives and senate and the joint committee on  
694 education.

695 SECTION 4. Section 22O of chapter 7 of the General Laws, as appearing in the 2018  
696 Official Edition, is hereby amended by adding the following sentence:-

697 The commonwealth shall seek to achieve minority business enterprise and women  
698 business enterprise contracting goals that reflect the diverse racial, ethnic and gender makeup of  
699 the commonwealth's population within state procurement.

700 SECTION 5. Section 6 of chapter 7C of the General Laws, as so appearing, is hereby  
701 amended by striking out the definition of "State assisted building project" and inserting in place  
702 thereof the following definition:-

703 "State assisted building project", a construction project undertaken by a political  
704 subdivision of the commonwealth or 2 or more subdivisions thereof for the planning, acquisition,  
705 design, construction, demolition, installation, repair or maintenance of a capital facility and  
706 whose costs are paid for, reimbursed, grant funded or otherwise supported, in whole or in part,  
707 by the commonwealth; or any disposition of real property of a state agency; provided, however,  
708 that, for the purposes of this section, a disposition shall include, but shall not be limited to: (i) a  
709 lease of real property for the purpose of real estate development and (ii) the assignment of air  
710 rights.

711 SECTION 6. Said section 6 of said chapter 7C, as so appearing, is hereby further  
712 amended by striking out the word "may", in line 84, and inserting in place thereof the following  
713 word:- shall.



714 SECTION 7. Said section 6 of said chapter 7C, as so appearing, is hereby further  
715 amended by adding the following subsection:-

716 (l) The affirmative marketing program requirements established under this section shall  
717 apply to any lessee of land of a state agency. The construction of an improvement by the lessee,  
718 including, but not limited to, a building or other structure, shall be accompanied by an  
719 affirmative marketing plan.

720 SECTION 8. Chapter 12 of the General Laws is hereby amended by adding the following  
721 section:-

722 Section 35. (a) There shall be a student loan ombudsman within the office of the attorney  
723 general. The student loan ombudsman shall receive, review and assist in resolving complaints  
724 from student loan borrowers including, but not limited to, those concerning attempts to resolve  
725 complaints in collaboration with institutions of higher education, student loan servicers, the  
726 division of banks and any other participants in student loan lending.

727 (b) The responsibilities of the ombudsman may include, but shall not be limited to,  
728 helping student loan borrowers: (i) explore repayment options; (ii) apply for federal income-  
729 driven repayment plans; (iii) avoid or remove a default; (iv) end wage garnishments, tax refund  
730 interceptions or benefit offsets; (v) resolve billing disputes with student loan servicers; (vi)  
731 obtain student loan details and information; (vii) stop harassing collection calls; and (viii) apply  
732 for discharges.

733 The ombudsman shall prepare, make available or direct those seeking assistance to  
734 student loan borrower education presentations and materials regarding student loans. The  
735 presentations and materials shall include, but not be limited to, an explanation of: (i) key student

736 loan terms; (ii) documentation requirements; (iii) monthly payment obligations; (iv) income-  
737 based repayment options; (v) student loan forgiveness; and (vi) disclosure requirements. The  
738 ombudsman shall make best efforts to inform public employees about the federal Public Service  
739 Loan Forgiveness Program and direct them to available information about the program.

740 (c) Annually, not later than January 1, the ombudsman shall file a report on activities  
741 related to student loans and student loan servicers, as defined in section 1 of chapter 93L, with  
742 the clerks of the senate and house of representatives, the senate and house committees on ways  
743 and means and the joint committee on financial services.

744 The report shall include, but not be limited to: (i) the number of complaints received by  
745 the ombudsman from student loan borrowers and the names of the student loan servicers against  
746 whom such complaints are filed; (ii) the types of complaints received by the ombudsman from  
747 student loan borrowers; (iii) the types of resolutions reached for complaints received; and (iv)  
748 recommendations to improve the effectiveness of the position of student loan ombudsman.

749 The report shall also include an overview of any information received from the division  
750 of banks including, but not limited to: (i) the number of complaints received by the division of  
751 banks concerning student loans; (ii) the types of complaints received by the division of banks  
752 concerning student loans; (iii) the types of resolutions reached by the division of banks; and (iv)  
753 recommendations to improve the regulation, oversight and enforcement efforts of the division of  
754 banks with respect to student loan servicers. Information and data in the report shall be in an  
755 aggregate and de-identified format.

756 (d) The ombudsman shall receive information from the division of banks to assist the  
757 ombudsman in fulfilling its duties under this section.

758 SECTION 9. Chapter 15A of the General Laws is hereby amended by inserting after  
759 section 19E the following section:-

760 Section 19F. (a) A public institution of higher education under section 5 shall not  
761 withhold a student's academic transcripts solely due to the student's failure to pay a loan  
762 payment, fine, fee, tuition or other expense owed to the institution, except that a student's  
763 academic credits and grades may be withheld for a course for which the student's tuition and  
764 mandatory course fees are not paid in full. For a student paying on a per semester basis, a public  
765 institution of higher education may withhold the student's academic credits or grades for any  
766 course taken in a semester for which that student's tuition and mandatory course fees have not  
767 been paid.

768 (b) Nothing in this section shall prevent a public institution of higher education from  
769 withholding a student's diploma or degree due to the student's failure to pay a loan payment, fine,  
770 fee, tuition or other expense owed to the institution.

771 (c) The department of higher education shall promulgate the regulations necessary to  
772 implement this section.

773 SECTION 10. Section 6C of chapter 20 of the General Laws, as appearing in the 2018  
774 Official Edition, is hereby amended by striking out, in line 3, the figure "17" and inserting in  
775 place thereof the following figure:- 18;

776 SECTION 11. Said section 6C of said chapter 20, as so appearing, is hereby further  
777 amended by inserting after the word "designee", in line 17, the following words:- ; 1 of whom  
778 shall be an expert in healthy soils practices as defined in section 7A of chapter 128, appointed by  
779 the secretary of energy and environmental affairs

780 SECTION 12. Said section 6C of said chapter 20, as so appearing, is hereby further  
781 amended by inserting after the word “foods”, in line 58, the following words:- , particularly those  
782 foods produced using healthy soils practices as defined in section 7A of chapter 128.

783 SECTION 13. Said subsection (d) of said section 6C of said chapter 20, as so appearing,  
784 is hereby further amended by inserting after the word “production”, in line 70, the following  
785 words:-, particularly through practices that promote healthy soils as defined in section 7A of  
786 chapter 128.

787 SECTION 14. Section 20 of chapter 21 of the General Laws, as so appearing, is hereby  
788 amended by adding the following 2 paragraphs:-

789 (15) To assist in the development of a healthy soils program, as instructed by the director,  
790 to: (i) improve soil quality on lands utilized for commercial farming, suburban and urban lawns,  
791 yards and gardens, public and private forests, parks and other open or green spaces and non-  
792 paved outdoor areas of office complexes, mixed-use facilities, businesses, industries and colleges  
793 and other institutions; (ii) increase carbon sequestration or storage on such lands to help reduce  
794 harmful atmospheric greenhouse gases and the effects of climate change; and (iii) provide other  
795 measurable benefits, determined as applicable under the program to certain types of lands,  
796 related to climate change, plant growth, erosion control and water absorption and quality. The  
797 commission, in the development of the program or any significant change to the established  
798 program, if requested by the director, shall consult with 1 or more of the following organizations,  
799 as appropriate for the type of land intended to be covered under the program: (i) the department  
800 of agricultural resources; (ii) department of environmental protection; (iii) department of fish and  
801 game; (iv) the Nature Conservancy; (v) Massachusetts Forest Alliance Limited; (v) the

802 Massachusetts Association of Conservation Districts, Inc.; (vi) Massachusetts Farm Bureau  
803 Federation, Incorporated; (vii) the National Resources Conservation Services within the United  
804 States Department of Agriculture; (viii) Massachusetts chapter of the Northeast Organic Farming  
805 Association; (ix) the University of Massachusetts Extension; (x) the University of Massachusetts  
806 at Amherst and (xi) any individual or other organization designated by the director.

807 (16) To encourage and promote the use of healthy soils policies and practices by private  
808 and public landowners, including commercial farmers, and any assistance available to program  
809 participants, which may consist of grants, technical assistance or education on the benefits and  
810 implementation of healthy soils best practices, as the director may instruct, to achieve the  
811 purposes of the healthy soils program.

812 SECTION 15. Section 1 of chapter 23G of the General Laws, as so appearing, is hereby  
813 amended by striking out the definition of “Equity investments” and inserting in place thereof the  
814 following definition:-

815 “Equity investments”, (i) investments that result in the agency holding an ownership  
816 interest in any company; (ii) a membership interest that constitutes voting rights in a company;  
817 (iii) an interest in real estate or other assets; (iv) a grant or loan designated pursuant to a  
818 competitive process administered by the agency, provided to governmental subdivisions,  
819 community development corporations, community action agencies, for-profit entities, private  
820 property owners, nonprofit entrepreneur support organizations or business operators for design,  
821 construction or improvement of buildings or real estate to spur economic development; (v) a  
822 transaction that in substance falls into any of these categories even though it may be structured as  
823 some other form of business transaction, including, but not limited to, a lease of real estate for

824 such duration as the agency deems appropriate in light of the amount of the equity to be invested;  
825 and (vi) an equity security; provided, however, that “equity investments” shall not include any of  
826 the foregoing if the interest is taken as security for a loan.

827 SECTION 16. Section 45 of said chapter 23G, as so appearing, is hereby amended by  
828 striking out the seventh paragraph.

829 SECTION 17. Section 46 of said chapter 23G, as so appearing, is hereby amended by  
830 striking out, in line 47, the word “by” and inserting in place thereof the following words:- , or to  
831 address regional opportunities or challenges identified by a gateway municipality, by.

832 SECTION 18. Section 3 of chapter 23L of the General Laws, as so appearing, is hereby  
833 amended by inserting after the word “to”, in line 6, the following words:- the agency and.

834 SECTION 19. Section 4 of said chapter 23L, as so appearing, is hereby amended by  
835 inserting after the word “cost”, in line 3, the following words:- , or the debt service of notes or  
836 bonds used to fund such cost.

837 SECTION 20. Said section 4 of said chapter 23L, as so appearing, is hereby further  
838 amended by inserting after the word “aggregate”, in lines 51 and 52, the following word:-  
839 amount.

840 SECTION 21. Said section 4 of said chapter 23L, as so appearing, is hereby further  
841 amended by striking out, in line 73, the words “As an alternative to levying” and inserting in  
842 place thereof the following words:- In furtherance of the ability to levy.

843 SECTION 22. Subsection (c) of said section 4 of said chapter 23L, as so appearing, is  
844 hereby amended by adding the following 2 sentences:- Infrastructure assessments levied under

845 this chapter shall continue notwithstanding any alienation or conveyance of the property in the  
846 development zone by a property owner to a new property owner. A new property owner in the  
847 development zone shall take title to such property subject to the infrastructure assessments and  
848 related liens.

849 SECTION 23. Chapter 26 of the General Laws is hereby amended by inserting after  
850 section 3 the following section:-

851 Section 3A. (a) The division of banks shall maintain a consumer assistance unit. The unit  
852 may provide assistance in response to complaints involving any person or entity that the division  
853 has authority to regulate or in other areas as the commissioner deems appropriate, which may  
854 include, but shall not be limited to, complaints and requests for assistance involving state-  
855 chartered banks and credit unions, check cashers, foreign transmittal companies, sales finance  
856 companies, mortgage lenders, brokers, originators and student loan servicers.

857 (b) The unit shall share information with the student loan ombudsman to assist the  
858 student loan ombudsman in fulfilling the student loan ombudsman's duties under section 35 of  
859 chapter 12.

860 SECTION 24. Chapter 29 of the General Laws is hereby amended by inserting after  
861 section 2HHHHH the following 2 sections:-

862 Section 2IIIII. There shall be a Student Loan Assistance Trust Fund administered by the  
863 office of the attorney general.

864 Expenditures may be made from the fund to: (i) fund the work of the student loan  
865 ombudsman established under section 35 of chapter 12; (ii) provide direct counseling and

866 assistance to student loan borrowers; (iii) receive, review and assist in the resolution of  
867 complaints from student loan borrowers; and (iv) pursue legal action on behalf of student loan  
868 borrowers including, but not limited to, the investigation of complaints, the costs of personnel  
869 and litigation, the engagement of experts and the enforcement of settlements.

870           Amounts credited to the fund shall not be subject to further appropriation and money  
871 remaining in the fund at the end of a fiscal year shall not revert to the General Fund. The fund  
872 shall retain all interest earned on sums deposited in the fund.

873           The fund may receive revenue from: (i) appropriations or other money authorized by the  
874 general court designated to the fund; and (ii) funds from public or private sources specifically  
875 designated for the purposes of this section, including, but not limited to, gifts, grants, donations,  
876 rebates and settlements received by the commonwealth.

877           The office of the attorney general shall provide an annual report to the house and senate  
878 committees on ways and means on the fund's activity. The report shall include, but not be  
879 limited to: (i) the total amount of money in the fund, designated by source; (ii) the amount of  
880 money received by the fund, designated by source; (iii) if settlement funds were received, the  
881 percentage of the total settlement amount deposited into the fund; (iv) an accounting of all  
882 expenditures from the fund; (v) a description of the activities and staff supported by the fund;  
883 and (vi) revenue and expenditure projections for the current fiscal year and for the next fiscal  
884 year.

885           Section 2JJJJ. (a) There shall be established and set upon the books of the  
886 commonwealth a separate fund to be known as the Healthy Soils Program Fund. The secretary of  
887 energy and environmental affairs shall administer the fund. Notwithstanding any general or



888 special law to the contrary, there shall be credited to the fund any revenue subject to  
889 appropriations or other money authorized by the general court and specifically designated to be  
890 credited to the fund, including monies appropriated from the Gaming Economic Development  
891 Fund, established under section 2DDDD of chapter 29, and any gifts, grants, private  
892 contributions, investment income earned by the fund's assets and any designated funds from  
893 other sources. No expenditures from the fund shall cause the fund to be in deficiency at the close  
894 of the fiscal year. Any money in the fund at the end of the fiscal year shall not revert to the  
895 General Fund, shall be available for expenditure in the subsequent year and shall not be subject  
896 to section 5C of chapter 29.

897 (b) Amounts credited to the fund shall be expended, without further appropriation, for the  
898 purpose to implement, administer and develop healthy soils practices under the healthy soils  
899 program, including, but not limited to, program research and development, education and  
900 training in program practices and policies and to provide grants on a competitive basis to  
901 individuals, public and private entities and charitable organizations to implement healthy soils  
902 practices; provided, however, that no loans shall be made from said fund. Expenditures made  
903 from the fund shall complement and not replace existing local, state, private or federal funding  
904 for related training and educational programs for healthy soils practices

905 SECTION 25 Section 4A of chapter 40 of the General Laws, as appearing in the 2018  
906 Official Edition, is hereby amended by adding the following paragraph:-

907 By a majority vote of their legislative bodies and subject to the approval of the mayor,  
908 board of selectmen or other chief executive officer and the department of revenue, any  
909 contiguous cities or towns may enter into an agreement to allocate public infrastructure costs,

910 municipal service costs and local tax revenue associated with the development of any identified  
911 parcel or development within the contiguous communities generally.

912 SECTION 26. Section 1A of chapter 40A of the General Laws, as so appearing, is hereby  
913 amended by striking out the definition of “Permit granting authority” and inserting in place  
914 thereof the following 12 definitions:-

915 “Accessory dwelling unit”, a self-contained housing unit, inclusive of sleeping, cooking  
916 and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable  
917 dimensional and parking requirements, that: (i) maintains a separate entrance, either directly  
918 from the outside or through an entry hall or corridor shared with the principal dwelling sufficient  
919 to meet the requirements of the state building code for safe egress; (ii) is not larger in floor area  
920 than ½ the floor area of the principal dwelling or 900 square feet, whichever is smaller; and (iii)  
921 is subject to such further restrictions as may be imposed by a municipality including, but not  
922 limited to, additional size restrictions, owner-occupancy requirements or restrictions or  
923 prohibitions on using an accessory dwelling unit as a short-term rental.

924 “As of right”, to proceed with a development under a zoning ordinance or by-law without  
925 the need for a special permit, variance, zoning amendment, waiver or other discretionary zoning  
926 approval.

927 “Department”, the department of housing and community development.

928 “Eligible location”, an area that, due to the area’s infrastructure, transportation access,  
929 existing underutilized facilities or location, is highly suitable for a residential or mixed-use smart  
930 growth zoning district or starter home zoning district including, but not limited to: (i) an area  
931 near a transit station, including rapid transit, commuter rail and bus and ferry terminals; and (ii)

932 an area of concentrated development, including a city or town center, another existing  
933 commercial district in a city or town and an existing rural village district.

934 “Gross density”, a units-per-acre density measurement that includes land occupied by  
935 public rights-of-way and any recreational, civic, commercial and other nonresidential uses.

936 “Lot”, an area of land with definite boundaries that is used or available for use as the site  
937 of at least 1 building.

938 “MBTA community”, a city or town that is: (i) one of the 51 cities and towns as defined  
939 in section 1 of chapter 161A; (ii) one of the 14 cities and towns as defined in said section 1 of  
940 said chapter 161A; (iii) other served communities as defined in said section 1 of said chapter  
941 161A; or (iv) a municipality that has been added to the Massachusetts Bay Transportation  
942 Authority under section 6 of chapter 161A or in accordance with any special law relative to the  
943 area constituting the authority.

944 “Mixed-use development”, a development containing a mix of residential uses and  
945 nonresidential uses including, but not limited to, commercial, institutional or industrial uses.

946 “Multi-family housing”, (i) a building with not less than 3 residential dwelling units; or  
947 (ii) multiple buildings on the same lot with not less than 2 residential dwelling units in each  
948 building.

949 “Natural resource protection zoning”, a zoning ordinance or by-law enacted principally to  
950 protect natural resources by promoting compact patterns of development and concentrating  
951 development within a portion of a parcel of land so that a significant majority of the land remains

952 permanently undeveloped and available for agriculture, forestry, recreation, watershed  
953 management, carbon sequestration, wildlife habitat or other natural resource purposes.

954 “Open space residential development”, a residential development in which the buildings  
955 and accessory uses are clustered together into at least 1 group and separated from adjacent  
956 property and other groups within the development by intervening open land; provided, however,  
957 that an open space residential development shall be permitted only on a plot of land that is larger  
958 than the minimum size specified in a zoning ordinance or by-law and that is divided into: (i)  
959 building lots with dimensional control, density and use restrictions that vary from those  
960 otherwise permitted by the ordinance or by-law; and (ii) open land that is either conveyed to the  
961 city or town and accepted by the city or town for park or open space use or is made subject to a  
962 recorded use restriction that: (A) is enforceable by the city or town or a nonprofit organization  
963 the principal purpose of which is for the preservation of open space; and (B) requires the open  
964 land to be kept in an open or natural state and not be developed for residential use or any  
965 accessory uses, including parking or roadways.

966 “Permit granting authority”, the board of appeals or zoning administrator.

967 SECTION 27. Said section 1A of said chapter 40A, as so appearing, is hereby further  
968 amended by striking out the definitions of “Transfer of development rights” and “Transfer of  
969 development rights zoning” and inserting in place thereof the following 2 definitions -

970 “Transfer of development rights”, a regulatory procedure whereby an owner of a parcel  
971 conveys development rights, thereby extinguishing those rights on the parcel, to the owner of  
972 another parcel and the owner of the other parcel may obtain and exercise those rights in addition  
973 to the development rights already existing on the other parcel.

974 “Transfer of development rights zoning”, zoning that authorizes the transfer of  
975 development rights by permitting landowners in specific preservation areas identified as sending  
976 areas to sell their development rights to landowners in specific development districts identified  
977 as receiving areas.

978 SECTION 28. Said chapter 40A is hereby further amended by inserting after section 3  
979 the following section:-

980 Section 3A. (a) (1) An MBTA community shall have a zoning ordinance or by-law that  
981 provides for at least 1 district of reasonable size in which multi-family housing is permitted as of  
982 right; provided, however, that such multi-family housing shall be without age restrictions and  
983 shall be suitable for families with children. For the purposes of this section, a district of  
984 reasonable size shall: (i) have a minimum gross density of 15 units per acre, subject to any  
985 further limitations imposed by section 40 of chapter 131 and title 5 of the state environmental  
986 code established pursuant to section 13 of chapter 21A; and (ii) be located not more than 0.5  
987 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.

988 (b) An MBTA community that fails to comply with this section shall not be eligible for  
989 funds from: (i) the Housing Choice Initiative as described by the governor in a message to the  
990 general court dated December 11, 2017; (ii) the Local Capital Projects Fund established in  
991 section 2EEEE of chapter 29; or (iii) the MassWorks infrastructure program established in  
992 section 63 of chapter 23A.

993 (c) The department, in consultation with the Massachusetts Bay Transportation Authority  
994 and the Massachusetts Department of Transportation, shall promulgate guidelines to determine if  
995 an MBTA community is in compliance with this section.

996 SECTION 29. Section 5 of said chapter 40A, as appearing in the 2018 Official Edition, is  
997 hereby amended by striking out the fifth paragraph and inserting in place thereof the following  
998 paragraph:-

999 Except as provided herein, a zoning ordinance or by-law or amendment thereto shall not  
1000 be adopted or changed except by a 2/3 vote of all the members of the town council, city council  
1001 or town meeting; provided, however, that a simple majority vote of all members of the town  
1002 council, city council or town meeting shall be required for: (i) an amendment to a zoning  
1003 ordinance or by-law to allow any of the following as of right: (A) multi-family housing or  
1004 mixed-use development in an eligible location; (B) accessory dwelling units, whether within the  
1005 principal dwelling or within a detached structure on the same lot; or (C) open space residential  
1006 development; (ii) an amendment to a zoning ordinance or by-law to allow by special permit: (A)  
1007 multi-family housing or mixed-use development in an eligible location; (B) an increase in the  
1008 permissible density of population or intensity of a particular use in a proposed residential or  
1009 mixed-use development pursuant to section 9; (C) a reduction in the amount of parking required  
1010 for residential or mixed-use development pursuant to said section 9; or (D) accessory dwelling  
1011 units; (iii) a zoning ordinance or by-law or amendment thereto that: (A) provides for transfer of  
1012 development rights zoning or natural resource protection zoning in instances where the adoption  
1013 of such zoning promotes concentration of development in areas that the municipality deems most  
1014 appropriate for such development but will not result in a reduction in the maximum number of  
1015 housing units that could be developed within the municipality; or (B) modifies regulations  
1016 concerning the bulk and height of structures, yard sizes, lot area, setbacks, open space, parking  
1017 and building coverage requirements to allow for additional housing units beyond what would  
1018 otherwise be permitted under the existing ordinance or by-law; (iv) a smart growth zoning

1019 district or starter home zoning district in accordance with section 3 of chapter 40R; or (v) an  
1020 inclusionary zoning ordinance or by-law. A zoning ordinance or by-law or an amendment thereto  
1021 that requires a simple majority vote under this paragraph shall not be combined with a zoning  
1022 ordinance or by-law or an amendment thereto that requires a 2/3 vote; provided further, that if, in  
1023 a city or town with a council of fewer than 25 members, a written protest against a zoning  
1024 change under this section that requires a simple majority vote stating the reasons and duly signed  
1025 by owners of not less than 50 per cent of the area of the land proposed to be included in such  
1026 change and the area of the land immediately adjacent extending 300 feet therefrom is filed with  
1027 the clerk prior to final action by the council, a change to or the adoption of such ordinance or by-  
1028 law shall require a 2/3 vote of all members; and provided further, that if, in a city or town with a  
1029 council of fewer than 25 members, a written protest against a zoning change under this section  
1030 that requires a 2/3 vote stating the reasons and duly signed by owners not less than 20 per cent of  
1031 the area of the land proposed to be included in such change and the area of the land immediately  
1032 adjacent extending 300 feet therefrom is filed with the clerk prior to final action by the council, a  
1033 change to or adoption of any such ordinance or by-law shall require a 3/4 vote of all members.

1034 SECTION 30. Section 9 of said chapter 40A, as so appearing, is hereby amended by  
1035 striking out, in lines 39 and 43, the word “cluster” and inserting in place thereof, in each  
1036 instance, the following words:- open space residential.

1037 SECTION 31. Said section 9 of said chapter 40A, as so appearing, is hereby further  
1038 amended by inserting after the word “control”, in line 47, the following words:- ; provided,  
1039 however, that nothing herein shall prohibit a zoning ordinance or by-law from allowing an open  
1040 space residential development to be permitted as of right.

1041 SECTION 32. Said section 9 of said chapter 40A, as so appearing, is hereby further  
1042 amended by striking out the seventh paragraph and inserting in place thereof the following  
1043 paragraph:-

1044 Zoning ordinances or by-laws may also provide for special permits authorizing a reduced  
1045 parking space to residential unit ratio requirement after a finding by the special permit granting  
1046 authority that the reduction in parking would serve the public good and that the area in which the  
1047 development is located would not suffer from substantial adverse impacts from the reduction in  
1048 parking.

1049 SECTION 33. Said section 9 of said chapter 40A, as so appearing, is hereby further  
1050 amended by inserting after the word “board”, in line 131, the following words:- ; provided,  
1051 however, that a special permit issued by a special permit granting authority shall require a simple  
1052 majority vote for: (i) multi-family housing that is located not more than 0.5 miles from a  
1053 commuter rail station, subway station, ferry terminal or bus station and of which not less than 10  
1054 per cent is affordable to, and to be occupied by, households the annual income of which shall be  
1055 not more than 80 per cent of the area median income as determined by the United States  
1056 Department of Housing and Urban Development for a period of not less than 30 years through  
1057 the use of an affordable housing restriction as defined in section 31 of chapter 184; (ii) mixed-  
1058 use development in centers of commercial activity within a municipality, including city and town  
1059 centers, other commercial districts in cities and towns and rural village districts and of which not  
1060 less than 10 per cent of the housing is affordable to, and to be occupied by, households the  
1061 annual income of which shall be not more than 80 per cent of the area median income as  
1062 determined by the United States Department of Housing and Urban Development for a period of  
1063 not less than 30 years through the use of an affordable housing restriction as defined in said



1064 section 31 of said chapter 184; or (iii) a reduced parking space to residential unit ratio  
1065 requirement pursuant to this section if the reduction will result in the production of additional  
1066 housing units.

1067 SECTION 34. Section 17 of said chapter 40A, as so appearing, is hereby amended by  
1068 inserting after the second paragraph the following paragraph:-

1069 The court, in its discretion, may require a plaintiff in an action under this section  
1070 appealing a decision to approve a special permit, variance or site plan to post a surety or cash  
1071 bond in an amount of not more than \$50,000 to secure the payment of costs if the court finds that  
1072 the harm to the defendant or to the public interest resulting from delays caused by the appeal  
1073 outweighs the financial burden of the surety or cash bond on the plaintiffs. The court shall  
1074 consider the relative merits of the appeal and the relative financial means of the plaintiff and the  
1075 defendant.

1076 SECTION 35. Section 2 of chapter 40G of the General Laws, as so appearing, is hereby  
1077 amended by striking out, in lines 23 to 26, inclusive, the words “1 person appointed by the  
1078 governor who is a cabinet secretary or officer of the commonwealth having experience  
1079 appropriate to the functions of MTDC” and inserting in place thereof the following words:- the  
1080 executive director of the Massachusetts Technology Park Corporation established in section 3 of  
1081 chapter 40J.

1082 SECTION 36. Chapter 40J of the General Laws is hereby amended by striking out  
1083 section 4G, as so appearing, and inserting in place thereof the following section:-

1084 Section 4G. (a) In order to undertake projects and programs to promote job creation and  
1085 retention and economic development, competitiveness and growth in the commonwealth through

1086 the support of technology and innovation ecosystems, there shall be a Technology Research and  
1087 Development and Innovation Fund administered by the corporation. There shall be credited to  
1088 the fund proceeds of bonds or notes of the commonwealth issued for this purpose and revenue  
1089 from appropriations or other monies authorized by the general court and specifically designated  
1090 for the fund. Any appropriations remaining in the fund at the end of a fiscal year shall not revert  
1091 to the General Fund. Appropriations from the general court into the fund may be expended by  
1092 the corporation to establish programs that support technology and innovation ecosystems,  
1093 consistent with the terms of the appropriation. A portion of the fund proceeds may be used by the  
1094 corporation to support costs of administering the fund. The corporation shall hold the fund in an  
1095 account or accounts separate from other funds of the corporation.

1096 (b) The fund shall be administered to foster scientific and technology research and  
1097 development by providing matching funds for capital expenditures to be made in connection  
1098 with projects that are: (i) sponsored by the University of Massachusetts, research universities,  
1099 non-profit entities, independent research institutions or technology companies in the  
1100 commonwealth for scientific or technology research and development that will increase and  
1101 strengthen the commonwealth's economic development, employment opportunities and  
1102 commercial and industrial sectors; and (ii) funded in part by the federal government or other  
1103 public or private funds; provided, however, that any grant awarded in accordance with this  
1104 subsection shall leverage at least \$1, in the aggregate, during activities funded by such grant,  
1105 from sources other than an agency as defined in section 39 of chapter 6 for each dollar granted;  
1106 provided further, that funds expended specifically for this matching grant program from the  
1107 higher education bond bill, established by chapter 258 of the acts of 2008, shall not count  
1108 towards the \$1 of financing that is required for the matching grant program; provided further,

1109 that as a condition of such grants being awarded, the corporation shall reach agreement with the  
1110 grant recipient on performance measures and indicators that will be used to evaluate the  
1111 performance of the grant recipient in carrying out the activities described in the recipient's  
1112 application; provided further, that prior to awarding any grant under this subsection, the  
1113 corporation shall determine that the grant will advance the purposes of this subsection; provided  
1114 further, that priority shall be given to large-scale, long-term research and development activities  
1115 that have the greatest potential to support scientific and technological innovation and stimulate  
1116 economic and employment opportunities in the commonwealth through industry partnerships;  
1117 and provided further, that not less than 50 per cent of the grant funds under this subsection shall  
1118 be reserved for award, over the term of each authorization or appropriation, subject to  
1119 qualification, to the University of Massachusetts. The University of Massachusetts may, if it  
1120 deems necessary to help ensure efficient and effective research and development efforts, enter  
1121 into collaborative agreements with other higher education institutions in the commonwealth to  
1122 undertake parts of any research and development project for which grant funding under this  
1123 subsection is sought. Funds may be used by the corporation to support costs associated with  
1124 managing this program.

1125 (c) The fund shall also be administered to support technology and innovation ecosystems  
1126 through grants or loans to eligible participants to pay or reimburse eligible capital costs of  
1127 facilities that foster innovation, demonstration, research and product development in emerging  
1128 technologies and systems, with preference given to sectors identified by the corporation as  
1129 having strategic importance to the commonwealth including, but not limited to, artificial  
1130 intelligence, robotics, quantum computing, advanced manufacturing, cyber security, financial  
1131 technology, blockchain and marine technologies; provided, however, that technology and

1132 innovation ecosystems shall be developed in regions and communities that are historically  
1133 underserved by technology investment. Eligible participants shall include universities,  
1134 community and municipal colleges and public entities and may include for-profit business  
1135 entities if the corporation finds that the use of funds by the private entity is primarily for a public  
1136 purpose and will result in a significant and measurable public benefit. Eligible costs shall include  
1137 the: (i) costs of acquiring and improving real property; (ii) costs of acquiring and installing  
1138 fixtures, equipment and other personal property; (iii) costs of planning and designing: and (iv)  
1139 any combination the costs described in clauses (i) to (iii), inclusive. Any such improvements,  
1140 property or equipment shall be owned by 1 or more public entities but may be leased or licensed  
1141 for use by private institutions; provided, however, that such assets may be privately owned where  
1142 the corporation makes a finding that such private ownership is necessary to achieve the public  
1143 purpose of the grant or loan. The corporation shall establish guidelines, requirements and  
1144 standards for participation in the program.

1145 (d) Annually, not later than October 1, the corporation shall file a report with the joint  
1146 committee on higher education and the house and senate committees on ways and means  
1147 detailing the grants awarded under this section.

1148 SECTION 37. Section 3 of chapter 40R of the General Laws, as so appearing, is hereby  
1149 amended by inserting after the figure “40A”, in line 10, the following words:- ; provided,  
1150 however, that a smart growth zoning district or starter home district ordinance or by-law shall be  
1151 adopted by a simple majority vote of all members of the town council, city council or town  
1152 meeting.

1153 SECTION 38. Section 1 of chapter 40S of the General Laws, as so appearing, is hereby  
1154 amended by striking out, in line 51, the word “properties” and inserting in place thereof the  
1155 following word:- buildings.

1156 SECTION 39. Said section 1 of said chapter 40S, as so appearing, is hereby further  
1157 amended by inserting after the figure “40R”, in line 61, the following words:- including, but not  
1158 limited to, a smart growth zoning district or starter home zoning district as defined in section 2 of  
1159 said chapter 40R.

1160 SECTION 40. Section 1 of chapter 40V of the General Laws, as so appearing, is hereby  
1161 amended by inserting after the word “units”, in line 18, the following words:- and not less than  
1162 10 per cent affordable: (i) rental units for persons whose income is not more than 60 per cent of  
1163 the area median income; or (ii) owner-occupied units for persons whose income is not more than  
1164 80 per cent of the area median income.

1165 SECTION 41. Section 2 of said chapter 40V, as so appearing, is hereby amended by  
1166 striking out the last sentence and inserting in place thereof the following sentence:- The  
1167 application shall include a plan that shall include a description of the activities, public and  
1168 private, contemplated for such zone as of the date of the adoption of the zone plan, including  
1169 information as the department may require in written guidelines.

1170 SECTION 42. Section 4 of said chapter 40V, as so appearing, is hereby amended by  
1171 inserting after the word “units”, in line 8, the following words:- and not less than 10 per cent  
1172 affordable: (A) rental units for persons whose income is not more than 60 per cent of the area  
1173 median income; or (B) owner-occupied units for persons whose income is not more than 80 per  
1174 cent of the area median income.

1175 SECTION 43. Said section 4 of said chapter 40V, as so appearing, is hereby further  
1176 amended by striking out, in line 15, the words “as certified projects under section 2” and  
1177 inserting in place thereof the following words:- under section 2 as certified projects under this  
1178 section.

1179 SECTION 44. Said section 4 of said chapter 40V, as so appearing, is hereby further  
1180 amended by striking out, in line 25, the words “executed agreement by the municipality which”  
1181 and inserting in place thereof the following words:- agreement executed by the municipality that  
1182 is approved by the department and.

1183 SECTION 45. Subsection (e) of said section 4 of said chapter 40V, as so appearing, is  
1184 hereby amended by striking out the first paragraph and inserting in place thereof the following  
1185 paragraph:-

1186 The department shall review each pending project proposal and completed certified  
1187 housing development project not less than once every 2 years. The certification of a project may  
1188 be revoked by the department if: (i)(A) the municipality that approved the project proposal files a  
1189 petition that satisfies the authorization requirements for a municipal application or the petition of  
1190 the director of the department; and (B) the department determines, after an independent  
1191 investigation, that representations made by the sponsors in its project proposal are materially  
1192 different from the conduct of the sponsors subsequent to the certification and such difference is  
1193 found to frustrate the public purposes that the certification was intended to advance; or (ii) the  
1194 project no longer meets the criteria in this section. Upon revocation, the commonwealth and the  
1195 municipality may bring a cause of action against the sponsors for the value of any economic  
1196 benefit received by the sponsors prior to or subsequent to such revocation.

1197 SECTION 46. The third paragraph of said subsection (e) of said section 4 of said chapter  
1198 40V, as so appearing, is hereby amended by adding the following sentence:- The report shall  
1199 include, but not be limited to: (i) a list of municipalities with approved HD zones; (ii) a list of  
1200 housing development projects that have received certification; (iii) information about each  
1201 housing development project, including the site address, project sponsor, range of rents of the  
1202 residential units, type of residential units, number of each type of residential unit, number of  
1203 affordable rental units for persons whose income is not more than 60 per cent of the area median  
1204 income and the number of affordable owner-occupied units for persons whose income is not  
1205 more than 80 per cent of the area median income; and (iv) the total amount of qualified project  
1206 expenditures for which a tax credit was issued or reserved pursuant to section 5 for each housing  
1207 development project, the year the credit was issued and the completion or estimated completion  
1208 year of the housing development project.

1209 SECTION 47. Section 5 of said chapter 40V, as so appearing, is hereby amended by  
1210 inserting after the word “rate”, in lines 4 and 14, the following words:- and affordable.

1211 SECTION 48. Section 20 of chapter 44 of the General Laws, as so appearing, is hereby  
1212 amended by striking out the fifth sentence and inserting in place thereof the following 3  
1213 sentences:- Any premium received upon the sale of notes, less the cost of preparing, issuing and  
1214 marketing the notes, and any accrued interest received upon the delivery of the notes, shall be  
1215 applied to the first payment of interest on the note. Any premium received upon the sale of  
1216 bonds, less the cost of preparing, issuing and marketing the bonds, and any accrued interest  
1217 received upon the delivery of bonds shall be: (i) in the case of bonds sold by a city or town that  
1218 have been excluded under section 21C of chapter 59, or bonds sold by a regional school district  
1219 for which 1 or more member cities or towns have so excluded their share of the bond, applied by

1220 the treasurer to pay costs of the project being financed by the bonds and to reduce the amount  
1221 authorized to be borrowed for the project by like amount; or (ii) in the case of any other bonds,  
1222 applied by the treasurer to pay costs of the project being financed by the bonds and to reduce the  
1223 amount authorized to be borrowed for the project by like amount; or if not so applied,  
1224 appropriated to pay costs of a project for which the city, town or district has authorized a  
1225 borrowing or may authorize a borrowing. Notwithstanding this section, any premium and  
1226 accrued interest received on account of an issue of bonds, less the cost of preparing, issuing and  
1227 marketing the bonds, not more than \$50,000 may be applied, with the approval of the chief  
1228 executive officer, for the payment of indebtedness.

1229 SECTION 49. Chapter 59 of the General Laws is hereby amended by inserting after  
1230 section 5N the following section:-

1231 Section 5O. In any city or town that accepts this section, the board of selectmen of a  
1232 town, or in a municipality having a town council form of government, the town council, or in a  
1233 city, the mayor, with the approval of the city council, may establish a property tax exemption for  
1234 residential real estate in the city or town that is affordable for, and rented and occupied by,  
1235 persons whose household income is not more than the area median income. The exemption shall  
1236 be for an amount determined by each city or town; provided, however, that the amount shall not  
1237 be more than the tax otherwise due on the parcel based on the full and fair assessed value,  
1238 multiplied by the square footage of the housing units rented to and occupied by a persons whose  
1239 household income is not more than the area median income, divided by the total square footage  
1240 of a structure located on the parcel. For rental housing, assessment of such property, if by an  
1241 income approach to value, shall assume fair market rent for all units. To be eligible for the  
1242 exemption, the housing unit shall be leased to persons whose household income is not more than



1243 area median income at rents for the entire fiscal year for which the exemption is sought. The  
1244 owner of the residential real estate shall submit to the city or town documentation including, but  
1245 not limited to, a signed lease and any other documentation necessary to confirm the eligibility of  
1246 the residential real estate.

1247 A municipality shall have the power to create local rules and procedures for  
1248 implementing this section in a way that is consistent with the intent of this section

1249 SECTION 50. Section 2 of chapter 61A of the General Laws, as appearing in the 2018  
1250 Official Edition, is hereby amended by inserting after the word “tobacco”, in line 4, the  
1251 following words:- hemp as defined in section 116 of chapter 128,

1252 SECTION 51. Paragraph (2) of subsection (a) of section 2 of chapter 62 of the General  
1253 Laws, as so appearing, is hereby amended by adding the following subparagraph:-

1254 (R) An amount which, but for this section, would be included in the gross income, in  
1255 whole or in part, of an eligible recipient, as described in subsection (a) of section 1102 of the  
1256 Coronavirus Aid, Relief, and Economic Security Act, P.L. 116-136, because of the forgiveness  
1257 described in subsection (b) of section 1106 of said act.

1258 SECTION 52. Section 6 of said chapter 62, as so appearing, is hereby amended by  
1259 striking out, in lines 898 and 904, the figure “\$10,000,000” and inserting in place thereof, in each  
1260 instance, the following figure:- \$15,000,000.

1261 SECTION 53. Said section 6 of said chapter 62, as so appearing, is hereby further  
1262 amended by striking out, in line 900, the figure “63;” and inserting in place thereof the following  
1263 words:- 63; and.

1264 SECTION 54. Said section 6 of said chapter 62, as so appearing, is hereby further  
1265 amended by adding the following subsection:-

1266 (w)(1) As used in this subsection, the following words shall have the following meanings  
1267 unless the context clearly requires otherwise:

1268 “Commissioner”, the commissioner of revenue

1269 “Cranberry bog”, an area actively cultivated for the harvesting or production of  
1270 cranberries.

1271 "Qualified renovation", the renovation, repair, replacement, regrading or restoration of a  
1272 cranberry bog for the cultivation, harvesting or production of cranberries or any other activity or  
1273 action associated with the renovation of an abandoned cranberry bog; provided, however, that  
1274 “qualified renovation” shall not include the construction of facilities or structures for the  
1275 processing of cranberries.

1276 “Qualified renovation expenditure”, an expenditure or a cost directly incurred in  
1277 connection with the qualified renovation of a cranberry bog; provided, however, that “qualified  
1278 renovation expenditure” shall not include costs incurred in acquiring or purchasing property for  
1279 the construction of structures for the cultivation, harvesting or production of cranberries.

1280 “Secretary”, the secretary of energy and environmental affairs

1281 "Taxpayer", a taxpayer subject to taxation under this chapter.

1282 (2)(i) A taxpayer primarily engaged in cranberry production shall be allowed a credit  
1283 against the taxes imposed by this chapter equal to 25 per cent of the total qualified renovation  
1284 expenditures incurred in connection with the qualified renovation of a cranberry bog during the

1285 taxable year; provided, however, the amount of the credit that may be claimed by a taxpayer  
1286 under this section shall not exceed \$100,000.

1287 (ii) The credit under this subsection shall be taken against the taxes imposed under this  
1288 chapter and shall be refundable. The commissioner shall apply the credit against the liability of  
1289 the taxpayer as determined on its return, as first reduced by any other available credits, and shall  
1290 then refund to the taxpayer the balance of the credits. If the amount of the credit allowed under  
1291 this subsection exceeds the taxpayer's tax liability, the commissioner shall treat the excess as an  
1292 overpayment and shall pay the taxpayer the entire amount of the excess. Any amount of the tax  
1293 credit that exceeds the tax due for a taxable year may be carried forward by the taxpayer to any  
1294 of the 5 subsequent taxable years.

1295 (iii) The secretary, in consultation with the commissioner of agricultural resources, shall  
1296 authorize annually, for the period beginning January 1, 2020 and ending December 31, 2024, tax  
1297 credits under this subsection together with section 38II of chapter 63 in an amount not to exceed  
1298 \$2,000,000 per taxable year. No credits shall be allowed under this subsection except to the  
1299 extent authorized in this paragraph.

1300 (3) For a taxpayer to qualify for a credit under this subsection, the taxpayer shall file with  
1301 the secretary a summary of qualified renovation expenditures in connection with the qualified  
1302 renovation. The secretary shall approve the summary of qualified renovation expenditures and  
1303 provide notice to the commissioner. Any qualified renovation expenditures applicable to this  
1304 credit shall be treated for purposes of this subsection as made on the date that the secretary  
1305 provides notice of the certification to the commissioner.

1306 (4) Any portion of tax credits not awarded by the secretary in a calendar year shall not be  
1307 applied to awards in a subsequent calendar year. The secretary shall provide any documentation  
1308 that the commissioner may deem necessary to confirm compliance with subparagraph (iii) of  
1309 paragraph (2) and the commissioner shall provide a report confirming compliance to the  
1310 secretary of administration and finance.

1311 (5) The secretary shall annually, not later than September 1, file a report with the house  
1312 and senate committees on ways and means, the joint committee on environment, natural  
1313 resources and agriculture and the joint committee on revenue identifying the total amount of tax  
1314 credits claimed and the total amount of tax credits refunded pursuant to this subsection in the  
1315 preceding fiscal year.

1316 (6) The secretary, in consultation with the commissioner of agricultural resources and the  
1317 commissioner of revenue, shall promulgate regulations or other guidelines necessary for the  
1318 administration and implementation of this subsection.

1319 SECTION 20A. Section 6 of said chapter 62, as so appearing, is hereby amended by  
1320 striking out, in lines 898 and 904, the figure “\$10,000,000” and inserting in place thereof, in each  
1321 instance, the following figure:- \$15,000,000.

1322 SECTION 20B. Said section 6 of said chapter 62, as so appearing, is hereby further  
1323 amended by striking out, in line 900, the figure “63;” and inserting in place thereof the following  
1324 words:- 63; and.

1325 SECTION 55. Section 38BB of chapter 63 of the General Laws, as so appearing, is  
1326 hereby amended by striking out, in lines 44 and 50, the figure “\$10,000,000” and inserting in  
1327 place thereof, in each instance, the following figure:- \$15,000,000.

1328 SECTION 56. Said section 38BB of said chapter 63, as so appearing, is hereby further  
1329 amended by striking out, in line 46, the figure “62;” and inserting in place thereof the following  
1330 words:- 62; and.

1331 SECTION 57. Said chapter 63 is hereby further amended by inserting after section 38HH  
1332 the following section:-

1333 Section 38II. (a) As used in this section, the following words shall have the following  
1334 meanings unless the context clearly requires otherwise:

1335 “Commissioner”, the commissioner of revenue

1336 “Cranberry bog”, an area actively cultivated for the harvesting or production of  
1337 cranberries.

1338 "Qualified renovation", the renovation, repair, replacement, regrading or restoration of a  
1339 cranberry bog for the cultivation, harvesting or production of cranberries or any other activity or  
1340 action associated with the renovation of an abandoned cranberry bog; provided, however, that  
1341 “qualified renovation” shall not include the construction of facilities or structures for the  
1342 processing of cranberries.

1343 “Qualified renovation expenditure”, an expenditure or a cost directly incurred in  
1344 connection with the qualified renovation of a cranberry bog; provided, however, that “qualified  
1345 renovation expenditure” shall not include costs incurred in acquiring or purchasing property for  
1346 the construction of facilities or structures for the cultivation, harvesting or production of  
1347 cranberries.

1348 “Secretary”, the secretary of energy and environmental affairs

1349 "Taxpayer", a taxpayer subject to taxation under this chapter.

1350 (b)(1) A taxpayer primarily engaged in cranberry production shall be allowed a credit  
1351 against the taxes imposed by this chapter equal to 25 per cent of the total qualified renovation  
1352 expenditures incurred in connection with the qualified renovation of a cranberry bog during the  
1353 taxable year; provided, however, the amount of the credit that may be claimed by a taxpayer  
1354 under this section shall not exceed \$100,000.

1355 (2) The credit under this section shall be taken against the taxes imposed under this  
1356 chapter and shall be refundable. The commissioner shall apply the credit against the liability of  
1357 the taxpayer as determined on its return, as first reduced by any other available credits, and shall  
1358 then refund to the taxpayer the balance of the credits. If the amount of the credit allowed under  
1359 this section exceeds the taxpayer's tax liability, the commissioner shall treat the excess as an  
1360 overpayment and shall pay the taxpayer the entire amount of the excess. Any amount of the tax  
1361 credit that exceeds the tax due for a taxable year may be carried forward by the taxpayer to any  
1362 of the 5 subsequent taxable years.

1363 (3) The secretary, in consultation with the commissioner of agricultural resources, shall  
1364 authorize annually, for the period beginning January 1, 2020 and ending December 31, 2024, tax  
1365 credits under this subsection together with subsection (w) of section 6 of chapter 62 in an amount  
1366 not to exceed \$2,000,000 per taxable year. No credits shall be allowed under this section except  
1367 to the extent authorized in this section.

1368 (c) For a taxpayer to qualify for the credit provided for under this section, the taxpayer  
1369 shall file with the secretary a summary of qualified renovation expenditures in connection with  
1370 the qualified renovation. The secretary shall approve the summary of qualified renovation

1371 expenditures and provide notice to the commissioner. Any qualified renovation expenditures  
1372 applicable to this credit shall be treated for purposes of this section as made on the date that the  
1373 secretary provides notice of the certification to the commissioner.

1374 (d) Any portion of tax credits not awarded by the secretary in a calendar year shall not be  
1375 applied to awards in a subsequent calendar year. The secretary shall provide any documentation  
1376 that the commissioner may deem necessary to confirm compliance with paragraph (3) of  
1377 subsection (b) and the commissioner shall provide a report confirming compliance to the  
1378 secretary of administration and finance.

1379 (e) The secretary shall annually, not later than September 1, file a report with the house  
1380 and senate committees on ways and means, the joint committee on environment, natural  
1381 resources and agriculture and the joint committee on revenue identifying the total amount of tax  
1382 credits claimed and the total amount of tax credits refunded pursuant to this section in the  
1383 preceding fiscal year.

1384 (f) The secretary, in consultation with the commissioner of agricultural resources and the  
1385 commissioner of revenue, shall promulgate regulations or other guidelines necessary for the  
1386 administration and implementation of this section.

1387 SECTION 58. Section 2 of chapter 90 of the General Laws, as appearing in the 2018  
1388 Official Edition, is hereby amended by inserting after the seventh sentence the following  
1389 sentence:- The registry of motor vehicles shall not provide a motor vehicle registration to a  
1390 natural person until the registry of motor vehicles has confirmed the validity and status of the  
1391 person's driver's license and certified that the person is in compliance with this chapter and with  
1392 applicable rules and regulations promulgated by the registry of motor vehicles.

1393 SECTION 59. Section 24A of chapter 93 of the General Laws, as so appearing, is hereby  
1394 amended by adding the following subsection:-

1395 (e) A student loan servicer licensed under chapter 93L who is engaged solely in the  
1396 activities of a student loan servicer shall not be required to: (i) obtain a debt collector license  
1397 pursuant to subsection (a); or (ii) register as a third party loan servicer pursuant to subsection (b);  
1398 provided, however, that if a student loan servicer acts, represents, operates or holds itself out as a  
1399 third party loan servicer or debt collector outside of the scope of said chapter 93L, the student  
1400 loan servicer shall register as a third party loan servicer or obtain a debt collector license, or  
1401 both, as appropriate. A licensed student loan servicer who engages in third party loan servicing  
1402 activities or debt collection activities within the scope of said chapter 93L shall comply with all  
1403 state and federal laws and regulations governing third party loan servicers and debt collection  
1404 when acting in such capacity.

1405 SECTION 60. The General Laws are hereby amended by inserting after chapter 93K the  
1406 following 2 chapters:-

1407 CHAPTER 93L.

1408 STUDENT LOAN SERVICERS.

1409 Section 1. As used in this chapter, the following terms shall have the following meanings  
1410 unless the context clearly requires otherwise:-

1411 “Commissioner”, the commissioner of banks.

1412 “Person”, a natural person, corporation or other entity.



1413 “Servicing”, (i) receiving or soliciting a scheduled periodic payment from a borrower  
1414 pursuant to the terms of a student loan and making the principal, interest and other payments to  
1415 the owner of the loan or other third party with respect to the amounts received from the borrower  
1416 as may be required pursuant to the terms of the servicing loan document or servicing contract;  
1417 (ii) maintaining account records for a loan and communicating with the borrower regarding the  
1418 loan on behalf of the owner of the loan during a period in which no payment is required on the  
1419 loan; or (iii) interacting with a borrower, including activities to help prevent default on  
1420 obligations arising from a loan, to facilitate the activities described in clause (i) or clause (ii).

1421 “Student loan”, a loan primarily used to finance post-secondary education or other  
1422 school-related expenses.

1423 “Student loan borrower”, a resident of the commonwealth who has received or agreed to  
1424 repay a student loan or a person who shares responsibility with that resident for repaying the  
1425 student loan.

1426 “Student loan servicer”, a person responsible for servicing a student loan to a student loan  
1427 borrower.

1428 Section 2. (a) A person shall not directly or indirectly act as a student loan servicer  
1429 without first obtaining a student loan servicer license pursuant to subsection (e) or an automatic  
1430 federal student loan servicer license pursuant to subsection (f), as applicable, unless the person is  
1431 exempt from licensure pursuant to subsection (b); provided, however, that a person with an  
1432 automatic federal student loan servicer license shall not directly or indirectly act as a student loan  
1433 servicer, other than pursuant to a contract with the United States Secretary of Education under 20  
1434 U.S.C. 1087f, without first obtaining a student loan servicer license under subsection (e).

1435 (b) The following persons shall be exempt from student loan servicer licensing  
1436 requirements under this section: (i) banks and credit unions, including federal credit unions and  
1437 out-of-state banks and credit unions; (ii) wholly-owned subsidiaries of banks and credit unions;  
1438 and (iii) nonprofit or public institutions of higher education.

1439 (c) A person seeking to act as a student loan servicer, other than pursuant to a contract  
1440 with the United States Secretary of Education under 20 U.S.C. 1087f, shall submit an application  
1441 for a student loan servicer license in such form as the commissioner shall prescribe. The  
1442 application may require that an applicant provide: (i) a financial statement prepared by a certified  
1443 public accountant or a public accountant; (ii) a history of criminal convictions of the applicant;  
1444 or (iii) any other information the commissioner considers necessary.

1445 (d) An application for a student loan servicer license shall be accompanied by: (i) a  
1446 nonrefundable license fee; (ii) a nonrefundable investigation fee; and (iii) a surety bond that  
1447 provides for coverage for the applicant in an amount determined by the commissioner and in a  
1448 form prescribed by the commissioner. The secretary of administration and finance shall annually  
1449 determine the amounts of the license and investigation fees required under clauses (i) and (ii)  
1450 pursuant to section 3B of chapter 7. The amount and form of the surety bond required under  
1451 clause (iii) shall be determined by the commissioner.

1452 (e) After the filing of an application for an initial student loan servicer license and the  
1453 payment of the license and investigation fees, the commissioner shall investigate the financial  
1454 condition, responsibility, financial and business experience, character and general fitness of the  
1455 applicant.

1456           The commissioner may issue a student loan servicer license if the commissioner finds  
1457 that: (i) the applicant's financial condition is sound; (ii) the applicant's business has been  
1458 conducted and will be conducted honestly, fairly, equitably, carefully, efficiently and in a  
1459 manner consistent with this chapter; (iii) (A) if the applicant is an individual, the individual is  
1460 properly qualified and of good character; (B) if the applicant is a partnership, each partner is  
1461 properly qualified and of good character; (C) if the applicant is a corporation or association, the  
1462 president, chair of the executive committee, senior officer responsible for the corporation's  
1463 business and chief financial officer or any other person who performs similar functions as  
1464 determined by the commissioner, each director, each trustee and each shareholder owning at  
1465 least 10 per cent of each class of the securities of the corporation are properly qualified and of  
1466 good character; or (D) if the applicant is a limited liability company, each member is properly  
1467 qualified and of good character; (iv) no person on behalf of the applicant has knowingly made  
1468 any incorrect statement of a material fact in the application or in any report or statement made  
1469 pursuant to this chapter; (v) no person acting on behalf of the applicant has knowingly failed to  
1470 state any material fact necessary to give the commissioner any information required by the  
1471 commissioner; (vi) the applicant has paid the license and investigation fees and provided the  
1472 required surety bond under subsection (d); and (vii) the applicant has met all other requirements  
1473 as determined by the commissioner.

1474           (f) The commissioner shall issue an automatic federal student loan servicer license to a  
1475 person that acts or intends to act as a student loan servicer pursuant to a contract with the United  
1476 States Secretary of Education under 20 U.S.C. 1087f. The automatic federal student loan servicer  
1477 license shall be irrevocable and shall not expire except as otherwise provided in this section.

1478           Upon receipt of the automatic federal student loan servicer license, the student loan  
1479 servicer shall pay the license and investigation fees and provide the required bond under  
1480 subsection (d).

1481           A person issued an automatic federal student loan servicer license shall provide written  
1482 notice to the commissioner not more than 7 business days after receiving notification of the  
1483 expiration, revocation or termination of a contract awarded by the United States Secretary of  
1484 Education under 20 U.S.C 1087f. An automatic federal student loan servicer license shall  
1485 immediately expire if the licensee is no longer acting as a student loan servicer pursuant to a  
1486 contract with the United States Secretary of Education under said 20 U.S.C. 1087f. Nothing in  
1487 this subsection shall prevent the commissioner from issuing a cease and desist or injunction  
1488 against a student loan servicer to cease activities in violation of this chapter to the extent  
1489 permitted by law.

1490           (g) A student loan servicer license issued pursuant to subsection (e) shall be valid for 1  
1491 year as of a date determined by the commissioner unless suspended or revoked and shall not be  
1492 automatically renewed.

1493           (h) A student loan servicer license issued pursuant to subsection (e) may be renewed  
1494 upon the filing of a renewal application containing all of the required documents and fees as  
1495 provided in subsection (c). A renewal application shall be filed not less than 30 days before the  
1496 expiration of the student loan servicer's current license. The commissioner may assess a late fee  
1497 for renewal applications filed less than 30 days before the expiration of a student loan servicer  
1498 license.

1499           If an application for renewal of a student loan servicer license under said subsection (e)  
1500 has been filed with the commissioner not later than the date the previous license is to expire, the  
1501 license sought to be renewed shall continue in full force and effect until the issuance of the  
1502 renewal license or until the commissioner has notified the licensee in writing of the  
1503 commissioner's refusal to renew the license, together with the grounds upon which that refusal is  
1504 based. The commissioner may refuse to renew a student loan servicer license for any reason that  
1505 the commissioner may refuse to issue an initial student loan servicer license under said  
1506 subsection (e).

1507           (i) The commissioner may consider an application for a student loan servicer license  
1508 under subsection (e) abandoned if the applicant fails to respond to a request for information  
1509 required under this section within 60 days after such request is made. The commissioner shall  
1510 notify the applicant, in writing, that the application shall be considered abandoned if the  
1511 applicant fails to submit that information within the required time period. Abandonment of an  
1512 application pursuant to this subsection shall not preclude the applicant from submitting a new  
1513 application for a student loan servicer license under this chapter.

1514           Section 3. Not later than 15 days after a licensed student loan servicer ceases to engage in  
1515 the business of student loan servicing for any reason including, but not limited to: (i) a business  
1516 decision to terminate operations in the commonwealth; (ii) license expiration, revocation or  
1517 termination; (iii) bankruptcy; or (iv) voluntary dissolution, the licensee shall provide written  
1518 notice of surrender to the commissioner and shall surrender to the commissioner the student loan  
1519 servicer license or automatic federal student loan servicer license for each location in which the  
1520 licensee has ceased to engage in such business.

1521           The notice shall include, but not be limited to: (i) the location where the records of the  
1522 student loan servicer shall be stored; and (ii) the name, address and telephone number of an  
1523 individual authorized to provide access to the records. The surrender of a student loan servicer  
1524 license or automatic federal student loan servicer license shall not affect the licensee's civil or  
1525 criminal liability arising from acts or omissions occurring before the surrender of the license.

1526           Section 4. The commissioner may participate in a multistate licensing system for the  
1527 sharing of regulatory information and for the application, by electronic or other means, and  
1528 licensing of persons engaged in student loan servicing. The commissioner may establish  
1529 requirements for participation by an applicant in a multistate licensing system that vary from the  
1530 provisions of this chapter. The commissioner may require a background investigation of each  
1531 applicant for a student loan servicer license by means of fingerprint and state and national  
1532 criminal history record checks by the department of criminal justice information services  
1533 pursuant to section 172 of chapter 6 and the Federal Bureau of Investigation.

1534           If the applicant is a partnership, association, corporation or other form of business  
1535 organization, the commissioner may require a background investigation for each member,  
1536 director and principal officer of the applicant and any individual acting as a manager of an office  
1537 location. The applicant shall pay directly to the multistate licensing system any additional fees  
1538 related to participation in the multistate licensing system.

1539           Section 5. (a) If a person licensed as a student loan servicer under subsection (e) of  
1540 section 2 intends to operate at any place in addition to the address on the license or plans to  
1541 change the location of its place of business, the licensee shall: (i) notify the commissioner, in  
1542 writing, not less than 30 days before doing so; and (ii) shall pay a fee for each additional location

1543 at a reasonable cost as determined by the commission. Such notice shall contain the address of  
1544 any additional or changed location and such other information required by the commissioner. A  
1545 student loan servicer license shall not be transferable or assignable.

1546 (b) A student loan servicer shall maintain adequate records of each student loan  
1547 transaction for not less than 2 years following the final payment on the student loan or the  
1548 assignment of the student loan, whichever occurs first, or except as otherwise required by federal  
1549 law or a contract with the United States Secretary of Education under 20 U.S.C. 1087f. The  
1550 commissioner may request these records from a student loan servicer and the servicer shall  
1551 comply with the request not later than 5 business days after the request is received. The  
1552 commissioner may, upon request, grant a student loan servicer additional time to make such  
1553 records available.

1554 Section 6. A student loan servicer shall comply with all applicable federal laws and  
1555 regulations relating to student loan servicing. A violation of a federal law or regulation shall be a  
1556 violation of this chapter and the commissioner may investigate any such violation pursuant to  
1557 section 7.

1558 Section 7. (a) The commissioner shall conduct investigations and examinations for: (i)  
1559 initial licensing, license renewal, license suspension, license revocation or termination or  
1560 determining compliance with this chapter; and (ii) investigation of violations or complaints  
1561 arising under this chapter.

1562 In an investigation or examination conducted pursuant to this section, the commissioner  
1563 may access, receive and use information from any relevant party's books, accounts, records,  
1564 files, documents and other information as needed.

1565           If there is reason to believe that a person other than a licensee has violated this chapter,  
1566 the commissioner may investigate the person as necessary. The commissioner may examine the  
1567 person who allegedly violated this chapter and may compel the production of relevant books,  
1568 accounts, records, files, documents and other information as needed.

1569           The total cost for any investigation or examination shall be paid by the student loan  
1570 servicer not more than 30 days after the receipt of an invoice for the total cost, shall be in  
1571 accordance with fees determined annually by the secretary of administration and finance  
1572 pursuant to section 3B of chapter 7 and shall include expenses for necessary travel outside of the  
1573 commonwealth to conduct the investigation or examination.

1574           All records of investigations and reports of examinations by the commissioner, including  
1575 workpapers, information derived from the reports and responses to the reports, and any copies  
1576 thereof in the possession of a student loan servicer under the supervision of the commissioner,  
1577 shall be confidential and privileged communications; provided, however, that nothing in this  
1578 subsection shall interfere with the work of the office of the student loan ombudsman established  
1579 under section 35 of chapter 12; and provided further, that records shall be made public if it is in  
1580 the public interest.

1581           For the purposes of this subsection, records of investigation and reports of examinations  
1582 shall include records of investigation and reports of examinations conducted by a financial  
1583 regulatory agency of the federal government, another state or a foreign government that are  
1584 considered confidential by the agency or foreign government and are in the possession of the  
1585 commissioner. In a proceeding before a court, the court may issue a protective order in  
1586 appropriate circumstances to protect the confidentiality of the record and order that the record on



1587 file with the court or filed in connection with the court proceeding be sealed and that the public  
1588 be excluded from any portion of the proceeding at which the record is disclosed. Copies of the  
1589 reports of examination shall be furnished to a licensee for the licensee's use only and shall not be  
1590 exhibited to any other person, organization or agency without prior written approval by the  
1591 commissioner. The commissioner may furnish information, reports and statements relating to the  
1592 licensees under the commissioner's supervision to regulatory agencies of the federal government,  
1593 other states and foreign countries and to law enforcement agencies as considered appropriate.

1594 (b) In an investigation or examination conducted pursuant to this section, the  
1595 commissioner shall have free access to the documents and records of the student loan servicer or  
1596 any other person under investigation or examination. Unless the commissioner has reasonable  
1597 grounds to believe that the documents or records of the student loan servicer or other person have  
1598 been or are at risk of being altered or destroyed for the purposes of concealing a violation of this  
1599 chapter, the student loan servicer or owner of the documents and records shall have access to the  
1600 documents or records as necessary to conduct ordinary business affairs.

1601 (c) No student loan servicer or person subject to investigation or examination under this  
1602 section shall knowingly withhold, amend, remove, mutilate or destroy any books, records,  
1603 computer records or other information requested by the commissioner.

1604 (d) The commissioner may suspend a student loan servicer license issued under  
1605 subsection (e) of section 2 if the commissioner finds that: (i) the student loan servicer has  
1606 violated this chapter; or (ii) a fact or condition exists that would have warranted a denial of the  
1607 license if the fact or condition existed at the time of the original application for the license.

1608 (e) The commissioner may revoke or refuse to renew a student loan servicer license  
1609 issued under subsection (e) of section 2 if the commissioner finds: (i) 2 or more violations or  
1610 facts or conditions as described in subsection (d) during a license period; (ii) reckless or willful  
1611 conduct on the part of the licensee; or (iii) it is in the public interest to revoke or refuse to renew  
1612 the license.

1613 (f) Notwithstanding any general or special law to the contrary, if the commissioner  
1614 determines that a person has violated this chapter or that a person or entity associated with a  
1615 student loan servicer has committed fraud or engaged in unfair, deceptive or dishonest activities,  
1616 the commissioner may take action against that person or entity including, but not limited to: (i)  
1617 suspension or revocation of that person's license pursuant to subsection (e); (ii) imposition of an  
1618 administrative penalty of not more than \$50,000 per incident; or (iii) both.

1619 Section 8. A student loan servicer shall not engage in unfair methods of competition or  
1620 unfair or deceptive acts or practices. A violation of this chapter shall also be a violation of  
1621 chapter 93A. Nothing in this chapter shall preclude an action being brought under said chapter  
1622 93A or any other law.

1623 The commissioner may notify the attorney general or the student loan ombudsman  
1624 established in section 35 of chapter 12 of a potential violation of this chapter or said chapter 93A.

1625 Section 9. The commissioner shall promulgate rules and regulations necessary to  
1626 implement this chapter.

1627 CHAPTER 93M.

1628 BAD FAITH ASSERTIONS OF PATENT INFRINGEMENT.

1629           Section 1. As used in this chapter, the following terms shall have the following meanings  
1630 unless the context clearly requires otherwise:

1631           “Assertion of patent infringement”, (i) the sending or delivering of a demand letter to a  
1632 target; (ii) the threatening of a target with litigation and asserting, alleging or claiming that the  
1633 target has engaged in patent infringement; (iii) the sending or delivering of a demand letter to the  
1634 customers of a target; or (iv) a claim or allegation, other than those made in litigation against a  
1635 target, that a target has engaged in patent infringement or that a target should obtain a license to a  
1636 patent in order to avoid litigation, or any similar assertion.

1637           “Demand letter”, a letter, e-mail or other communication asserting, alleging or claiming  
1638 that the target has engaged in patent infringement or that a target should obtain a license to a  
1639 patent in order to avoid litigation, or any similar assertion.

1640           “Target”, a person residing in, conducting substantial business in or having its principal  
1641 place of business in Massachusetts against whom an assertion of patent infringement is made.

1642           Section 2. (a) A person shall not make an assertion of patent infringement in bad faith. In  
1643 determining whether a person has made an assertion of patent infringement in bad faith, and in  
1644 addition to any other factor the court finds relevant, a court may consider whether: (i) the  
1645 demand letter failed to contain the following information: (A) the patent number; (B) the name  
1646 and address of the patent owner or owners and assignee or assignees, if any; and (C) factual  
1647 allegations concerning the specific areas in which the target’s products, services or technology  
1648 infringe the patent or are covered by the claims in the patent; (ii) the target requested information  
1649 described in clause (i) that was not included in the demand letter and the person failed to provide  
1650 the information within a reasonable period of time; (iii) the demand letter demanded payment of

1651 a license fee or response within an unreasonably short period of time; (iv) the claim or assertion  
1652 of patent infringement was meritless and the person knew, or should have known, that the claim  
1653 or assertion was meritless; (v) the claim or assertion of patent infringement was deceptive; (vi)  
1654 the person or its subsidiaries or affiliates have previously filed or threatened to file 1 or more  
1655 lawsuits based on the same or similar claim of patent infringement and (A) those threats or  
1656 lawsuits lacked the information described in said clause (i); or (B) the person attempted to  
1657 enforce the claim of patent infringement in litigation and a court found the claim to be meritless;  
1658 and (vii) the patent has been held invalid or unenforceable in a final judgment or administrative  
1659 decision.

1660 (b) A court may consider the following factors, and any other factors the court finds  
1661 relevant, as evidence that a person has not made an assertion of patent infringement in bad faith:  
1662 (i) the demand letter contained the information described in clause (i) of subsection (a); (ii) the  
1663 target requested such information described in said clause (i) of said subsection (a) that was not  
1664 included in the demand letter and the person provided the information within a reasonable period  
1665 of time; (iii) prior to sending the demand letter, the person conducted an analysis comparing  
1666 claims in the patent to the target's products, services or technology that identifies specific areas  
1667 in which the products, services or technology are covered by the claims in the patent; (iv) the  
1668 person engaged in a good faith effort to establish that the target has infringed the patent and to  
1669 negotiate an appropriate remedy; and (v) the person is the inventor or joint inventor of the patent  
1670 or, in the case of a patent filed by and awarded to an assignee of the the inventor or joint  
1671 inventor, the original assignee.

1672 (c) This chapter shall not apply to: (i) an institution of higher education or a technology  
1673 transfer organization owned or affiliated with an institution of higher education; (ii) a non-profit

1674 research institute or organization that manages inventions on behalf of an institute of higher  
1675 education or a non-profit research institute or organization as a primary function; (iii) a person  
1676 who is currently making significant investments in: (A) research and development in connection  
1677 with the patented technology, including technical or experimental work to create, test, qualify,  
1678 modify or validate technologies or processes for commercialization of goods or services; (B)  
1679 development, product marketing, manufacturing or sale of products or processes covered by the  
1680 patent; (C) the delivery or provision of goods or commercial services using the patented  
1681 technology; or (D) a combination of subclauses (A) to (C), inclusive; and (iv) a person whose  
1682 business is the licensing of patents as a wholly-owned subsidiary of a person described in clause  
1683 (iii).

1684           Section 3. (a) A target or a person aggrieved by a violation of this chapter may bring an  
1685 action in superior court against a person who has made a bad-faith assertion of patent  
1686 infringement. The court may award to a plaintiff who prevails in an action brought pursuant to  
1687 this subsection 1 or more of the following remedies: (i) equitable relief; (ii) damages; (iii) costs  
1688 and fees, including reasonable attorneys' fees; and (iv) exemplary damages in an amount equal  
1689 to \$50,000 or 3 times the total of damages, costs and fees, whichever is greater.

1690           (b) A person who by contract, agreement or otherwise, directly or indirectly, arranged for  
1691 the bad faith assertion of patent infringement and a person who otherwise caused or is legally  
1692 responsible for such bad faith assertion of patent infringement under the principles of the  
1693 common law shall be liable to a prevailing plaintiff for all damages, costs and fees. Such liability  
1694 shall be joint and several.

1695 (c) A court may award to a defendant who prevails in an action brought pursuant to this  
1696 section costs and fees, including reasonable attorneys' fees, if the court finds the action was not  
1697 well-grounded in fact and warranted by existing law or was interposed for any improper purpose,  
1698 such as to harass or to cause unnecessary delay or needless increase in the cost of litigation.

1699 (d) Nothing in this chapter shall limit any right or remedy otherwise available under law  
1700 to the commonwealth or to any person.

1701 Section 4. The attorney general shall have the same authority under this chapter to make  
1702 rules, conduct civil investigations, bring civil actions and enter into assurances of discontinuance  
1703 as provided under chapter 93A. In an action brought by the attorney general pursuant to this  
1704 section, the court may award or impose any relief available under this chapter.

1705 CHAPTER 93N.

1706 DEBT COLLECTION FAIRNESS.

1707 Section 1. As used in this chapter, the following words shall have the following meanings  
1708 unless the context clearly requires otherwise:

1709 "Charge-off", a declaration by a creditor that a delinquent consumer loan, consumer  
1710 credit account or other consumer debt has been removed from a creditor's books as an asset and  
1711 treated as a loss or expense.

1712 "Consumer", a natural person.

1713 "Consumer form contract", a contract in writing between a business and a consumer  
1714 involving goods or services, including, but not limited to, credit or financial services, primarily

1715 for personal, family or household purposes that has been drafted by the business for use with  
1716 more than 1 consumer unless the only other consumer is the spouse of the first consumer.

1717 “Consumer debt”, an obligation or alleged obligation of a consumer to pay money arising  
1718 out of a transaction in which the money, property, insurance or services that are the subject of the  
1719 transaction are primarily for personal, family or household purposes, whether or not the  
1720 obligation has been reduced to judgment; provided, however, that “consumer debt” shall not  
1721 include a common expense or charge levied under chapter 183A or 183B, an obligation or  
1722 alleged obligation to pay common expenses or charges levied pursuant to a covenant or  
1723 agreement running with the land or a residential mortgage loan. “Creditor”, a person or entity to  
1724 whom a debt is owed, including a judgment creditor or any other person or entity that obtains an  
1725 execution on a debt; provided, however, that “creditor” shall not include an organization of unit  
1726 owners as defined in section 1 of chapter 183A, a time-share association under chapter 183B or a  
1727 homeowner association or entity to whom debt is owed pursuant to a covenant or agreement  
1728 running with the land.

1729 “Debt buyer”, a person or entity that is engaged in the business of purchasing delinquent  
1730 or charged-off consumer loans or consumer credit accounts or other delinquent consumer debt  
1731 for collection purposes, whether it collects the debt itself or hires a third party for collection or an  
1732 attorney for litigation in order to collect the debt.

1733 “Debt collector”, a person or entity who uses an instrumentality of interstate commerce or  
1734 the mail in any business the principal purpose of which is the collection of a debt or who  
1735 regularly collects or attempts to collect, directly or indirectly, a debt owed or due or asserted to  
1736 be owed or due another person or entity.

1737           “Earnings”, gross compensation paid or payable for personal services, whether  
1738   denominated as wages, salary, commission, bonus, payment for skilled, personal or professional  
1739   services or otherwise, whether earned as an employee or as an independent contractor.

1740           “Execution”, an attachment, levy, garnishment or other disablement, freeze or seizure of  
1741   property, whether pre-judgment or post-judgment, to satisfy a debt or a creditor’s exercise of a  
1742   right of setoff to collect a debt; provided, however, that “execution” shall not include self-help  
1743   repossession of collateral.

1744           “Exempt”, not subject to execution, levy, attachment, garnishment, setoff, self-help,  
1745   seizure or other form of process, court order, creditor or other action for debt collection or  
1746   restitution or other equitable claim unless otherwise specified.

1747           “Garnishment”, a legal or equitable procedure through which the earnings, property or  
1748   funds of a person are required by a court of competent jurisdiction to be withheld by another  
1749   entity for payment of a debt to a creditor.

1750           “Residential mortgage loan”, any loan primarily for personal, family or household use  
1751   that is secured by a mortgage, deed of trust or other equivalent consensual security interest on a  
1752   dwelling as defined in 15 U.S.C. 1602(w) or residential real estate upon which is constructed or  
1753   intended to be constructed a dwelling as so defined.

1754           “Trustee”, a trustee served pursuant to chapter 246.

1755           Section 2. (a) Notwithstanding section 34 of chapter 235, if earnings of a consumer are  
1756   attached to satisfy a judgment for collection of a consumer debt, that consumer’s earnings for a  
1757   week that are less than 70 times the greater of the federal minimum hourly wage under 29 U.S.C.



1758 section 206(a)(1) or the state minimum hourly wage under section 1 of chapter 151 in effect at  
1759 the time shall be exempt from the attachment and not subject to garnishment. This exemption  
1760 shall be adjusted pro rata for a pay period that is more than weekly.

1761 (b) If the consumer's earnings exceed the amount that is exempt under subsection (a), not  
1762 more than 10 per cent of the excess earnings shall be subject to garnishment.

1763 (c) Notwithstanding subsection (a) and (b), a judgment debtor may seek to exempt  
1764 additional wages from attachment by making a claim of undue financial hardship by filing a  
1765 form with the court. Such form shall be prepared by the court to allow a judgment debtor to  
1766 easily identify the basis for the judgment debtor's request for an additional exemption. Upon the  
1767 filing of the financial hardship form, the court shall hold a hearing as soon as practicable to  
1768 determine the total amount that shall be exempted from the judgment debtor's wages.

1769 (d) If more than 1 order of attachment for a consumer debt is served on a trustee with  
1770 respect to the same consumer, the order of attachment served earliest shall take priority. If an  
1771 order of attachment with greater priority consumes the entirety of the income that is available for  
1772 garnishment under the preceding subsections, then the consumer's earnings shall not be  
1773 garnished pursuant to the order of attachment with lower priority.

1774 (e) The protections for earnings under this section shall apply to consumers whose  
1775 physical place of employment is in the commonwealth, whether or not the consumer's employer  
1776 may have corporate offices or other places of business located outside the commonwealth.

1777 (f) This section shall not apply in a proceeding to attach earnings or a pension to satisfy a  
1778 divorce, separate maintenance or child support order of a court of competent jurisdiction and in  
1779 such a proceeding, including an action for trustee process to enforce a support order under

1780 section 36A of chapter 208, federal law limiting the amounts that may be trustee, assigned or  
1781 attached in order to satisfy an alimony, maintenance or child support order shall apply.

1782 (g) Except as otherwise permitted by law, an amount held by a trustee for a defendant in a  
1783 pension, as defined in section 28 of chapter 246, shall be reserved in the hands of the trustee and  
1784 shall be exempt from attachment to satisfy a judgment for collection of a consumer debt.

1785 (h) An employer shall not take adverse action against an employee or refuse to hire an  
1786 individual because of 1 or more garnishments for consumer debts or because of obligations that  
1787 any garnishments impose against the employer. An employer who violates this section shall be  
1788 liable in a civil action, action for contempt or other appropriate proceeding to the employee or  
1789 individual for the wages and employment benefits lost by the employee or individual from the  
1790 time of the unlawful discipline, suspension, refusal to hire or discharge to the period of  
1791 reinstatement and an additional penalty of not more than \$1,000.

1792 (i) Income from child support payments shall be exempt from collection.

1793 Section 3. (a) Notwithstanding section 2 of chapter 260, an action for the collection of a  
1794 consumer debt shall be commenced within 4 years after the cause of action arises. This  
1795 limitations period shall apply to a consumer debt, whether the claim sounds in contract, account  
1796 stated, open account or other cause, and notwithstanding another applicable statute of limitations,  
1797 unless a shorter limitations period is applicable. This time period also applies to a claim for a  
1798 consumer debt based on a contract or instrument under seal.

1799 (b) Nothing in this chapter shall prohibit a creditor, debt buyer or debt collector from  
1800 entering into a repayment agreement that shall be legally binding on the consumer beyond the  
1801 applicable limitations period on the consumer debt in subsection (a) so long as the repayment

1802 agreement is in writing, signed by both parties and based on new consideration and does not  
1803 require the consumer to make payments from exempt income.

1804 (c) Notwithstanding section 14 of chapter 260, a payment on a consumer debt after the  
1805 limitations period in subsection (a) has run shall not revive or extend the limitations period or bar  
1806 the consumer from asserting a defense to the collection of a consumer debt.

1807 (d) No creditor, debt buyer or debt collector shall bring a suit or initiate an arbitration or  
1808 other legal proceeding to collect a consumer debt if the applicable limitations period on the  
1809 consumer debt in subsection (a) has expired.

1810 (e) A waiver by a consumer of a protection or right under this section is void and shall  
1811 not be enforced.

1812 (f) Notwithstanding section 20 of chapter 260 or any other general or special law to the  
1813 contrary, an action upon a judgment or decree on a consumer debt, including an execution upon  
1814 or trustee process based on the judgment or decree and other activity to collect on the judgment,  
1815 shall be commenced within 10 years after the entry of the judgment or decree. A judgment  
1816 whose enforcement has been barred by the running of this limitations period shall not be revived  
1817 or renewed.

1818 Section 4. (a) For matters arising from a consumer debt, a plaintiff who has obtained a  
1819 judgment shall provide written notice to a consumer not less than 30 days prior to a  
1820 supplementary proceeding in a civil action for the examination of a consumer pursuant to section  
1821 14 of chapter 224 or a payment review hearing in a small claims action pursuant to Uniform  
1822 Small Claims Rule 7(i). The notice shall inform the consumer of the opportunity to submit a  
1823 financial affidavit in a form prescribed by the court and signed under the penalties of perjury. If

1824 the consumer indicates through the financial affidavit that all income and assets are exempt and  
1825 files it as directed by the court, the court shall acknowledge receipt and inform both parties that  
1826 the hearing is cancelled. Once a signed financial affidavit form indicating that all income and  
1827 assets are exempt is on file in that case, no further supplementary proceedings or payment review  
1828 hearings may be scheduled unless the judgment creditor presents evidence of the judgment  
1829 debtor's non-exempt income or assets and the court determines that there is a reasonable basis to  
1830 believe that there are non-exempt assets or income warranting the scheduling of a new  
1831 supplementary proceeding or payment review hearing.

1832 (b) Notwithstanding sections 18 and 20 of chapter 224 or any other general or special law  
1833 or court rule, for matters arising from a consumer debt a capias or other warrant to compel the  
1834 attendance of a consumer shall not be issued for failure of the consumer to appear at a  
1835 supplementary proceeding in a civil action for the examination of a consumer pursuant to section  
1836 14 of chapter 224 or a payment review hearing in a small claims action pursuant to Uniform  
1837 Small Claims Rule 7(i); provided, however, that failure to appear shall trigger the scheduling of a  
1838 show cause hearing for the court to determine whether a capias or other warrant to compel the  
1839 attendance of a consumer should issue. A capias or other warrant shall not issue to compel the  
1840 attendance of a consumer without evidence that notice of the show cause hearing was served on  
1841 the consumer either by signed return receipt or by a sworn return of service.

1842 (c) Notwithstanding sections 18 and 20 of chapter 224 or any other general or special law  
1843 or court rule, a consumer that is compelled to attend pursuant to a capias or other warrant shall  
1844 be brought before the court the same day. The consumer shall be given the opportunity to  
1845 complete the financial affidavit described in paragraph (a). The capias or other warrant shall be

1846 satisfied by the consumer's appearance in court or completion of the financial affidavit  
1847 indicating that all forms of income and assets are exempt.

1848 (d) Notwithstanding sections 18 and 20 of chapter 224 or any other general or special law  
1849 or court rule, no person shall be imprisoned or jailed for failure to pay a consumer debt or for  
1850 contempt of or failure to comply with a court order to pay a consumer debt in part or in full.

1851 Section 5. (a) If a plaintiff prevails in an action to collect a consumer debt, interest  
1852 computed pursuant to section 6C of chapter 231 or section 8 of chapter 235 shall be limited to a  
1853 fixed rate of interest of 6 per cent per annum. A higher rate of interest on the judgment shall not  
1854 be permitted, including the rate provided for in the contract.

1855 (b) If the plaintiff prevails in an action to collect a consumer debt, the plaintiff shall be  
1856 entitled to collect attorney's fees only if the contract or other document evidencing the  
1857 indebtedness sets forth an obligation of the consumer to pay attorney's fees, subject to the  
1858 following provisions: (i) if the contract or other document evidencing indebtedness provides for  
1859 attorney's fees in some specific percentage, the provision and obligation shall be valid and  
1860 enforceable in an amount not more than 15 per cent of the amount of the debt excluding  
1861 attorney's fees and collection costs; (ii) if a contract or other document evidencing indebtedness  
1862 provides for the payment of reasonable attorney's fees by the consumer without specifying a  
1863 specific percentage the provision shall be construed to mean the lesser of: (A) 15 per cent of the  
1864 amount of the debt, excluding attorney's fees and collection costs; or (B) the amount of  
1865 attorney's fees calculated by a reasonable rate for such cases multiplied by the amount of time  
1866 reasonably expended to obtain the judgment; and (iii) the documentation setting forth a party's  
1867 obligation to pay attorney's fees shall be provided to the court before a court may enforce those

1868 provisions; provided, however, that the documentation shall not include materials that the  
1869 plaintiff has already filed together with the complaint in compliance with applicable court rules.

1870 (c) If the consumer prevails in an action to collect a consumer debt, the consumer shall be  
1871 entitled to an award of reasonable attorney’s fees, unless the case is voluntarily dismissed with  
1872 prejudice pursuant to Rule 41(a)(1)(i) of the Massachusetts Rules of Civil Procedure or a  
1873 stipulation of dismissal explicitly provides otherwise. The amount of the debt that the plaintiff  
1874 sought shall not be a factor in determining the reasonableness of the award. In the alternative, at  
1875 the consumer’s election, a prevailing consumer in an action to collect a consumer debt shall be  
1876 awarded the amount of attorney’s fees that the plaintiff would have been entitled to collect if the  
1877 plaintiff had been the prevailing party.

1878 Section 6. (a) A violation of sections 2 to 5, inclusive, shall also be a violation of chapter  
1879 93A.

1880 (b) A portion of a contract, including a consumer form contract, that violates sections 2 to  
1881 5, inclusive, shall be void.

1882 SECTION 61. Chapter 138 of the General Laws is hereby amended by striking out  
1883 section 15F, as appearing in the 2018 Official Edition, and inserting in place thereof the  
1884 following section:-

1885 Section 15F. (a) For the purposes of this section, “agricultural event” shall only include  
1886 events certified by the department of agricultural resources pursuant to this section.

1887 (b) Notwithstanding any other provision of this chapter, the local licensing authority of a  
1888 city or town authorized to grant licenses to sell alcoholic beverages under this chapter may issue

1889 to an applicant a special license to sell: (i) wine produced by or for the applicant at an indoor or  
1890 outdoor agricultural event if the wine is in sealed containers for off-premises consumption and  
1891 the applicant is authorized to operate a farmer-winery under section 19B; (ii) malt beverages  
1892 produced by or for the applicant at an indoor or outdoor agricultural event if the malt beverages  
1893 are in sealed containers for off-premises consumption and the applicant is authorized to operate a  
1894 farmer-brewery under section 19C; or (iii) distilled spirits produced by or for the applicant at an  
1895 indoor or outdoor agricultural event if the spirits are in sealed containers for off-premises  
1896 consumption, the applicant is authorized to operate a farmer-distillery under section 19E and the  
1897 city or town is authorized to grant licenses for the sale of all alcoholic beverages.

1898 (c) The sale of alcoholic beverages under this section shall be conducted by the licensee  
1899 or by an agent, representative or solicitor of the licensee to customers who are not less than 21  
1900 years of age. A licensee under this section may provide samples of its alcoholic beverages to  
1901 prospective customers at an indoor or outdoor agricultural event without charge. A sample shall  
1902 be served by the licensee or by an agent, representative or solicitor of the licensee to individuals  
1903 who are not less than 21 years of age and shall be consumed in the presence of the licensee or an  
1904 agent, representative or solicitor of the licensee; provided, however, that a sample of wine shall  
1905 not exceed 1 ounce, a sample of a malt beverage shall not exceed 2 ounces and a sample of  
1906 distilled spirits shall not exceed  $\frac{1}{4}$  ounce; and provided further, that not more than 5 samples  
1907 shall be served to an individual prospective customer.

1908 (d) An applicant for a special license under this section shall first submit a plan to the  
1909 department of agricultural resources that shall demonstrate that the event is an agricultural event.  
1910 The plan shall include: (i) a description of the event; (ii) the date, time and location of the event;  
1911 (iii) a copy of the operational guidelines or rules for the event; (iv) written proof that the

1912 applicant has been approved as a vendor at the event, including the name and contact information  
1913 of the on-site manager; and (v) a plan depicting the premises and the specific location where the  
1914 license shall be exercised. Upon review of the plan, the department may certify that the event is  
1915 an agricultural event; provided, however, that in making that determination, the department shall  
1916 consider: (i) whether the event is operating as a farmers' market or agricultural fair approved or  
1917 inspected by the department; (ii) the frequency and regularity of the event, including dates, times  
1918 and locations; (iii) the number of vendors; (iv) the terms of vendor agreements; (v) the presence  
1919 of an on-site manager; (vi) the training of the on-site manager; (vii) any operational guidelines or  
1920 rules, which shall include vendor eligibility and produce source; (viii) the focus of the event on  
1921 local agricultural products grown or produced within the market area; (ix) the types of shows or  
1922 exhibits, including those described in clause (f) of section 2 of chapter 128; and (x) the event's  
1923 sponsorship or operation by an agricultural or horticultural society organized under the laws of  
1924 the commonwealth or by a local grange organization or association that has a primary purpose of  
1925 promoting agriculture and its allied industries. The department may promulgate rules and  
1926 regulations necessary for the operation, oversight, approval and inspection of agricultural events  
1927 under this section.

1928           In addition to its application, an applicant for a special license under this section shall file  
1929 with the local licensing authority proof of certification from the department of agricultural  
1930 resources that the event is an agricultural event. A special license shall designate the specific  
1931 premises and the dates and times covered; provided, however, that a special license may be  
1932 granted for an indoor or outdoor agricultural event that takes place on multiple dates or times  
1933 during a single calendar year; provided further, that a special license shall not be granted for an  
1934 agricultural event if the event will not take place within 1 calendar year.



1935 (e) A special license under this section shall be conspicuously displayed at the licensed  
1936 premises. The licensing authority shall submit a copy of a special license to the commission not  
1937 less than 7 days before the date the agricultural event is first scheduled to begin. The local  
1938 licensing authority may charge a fee for each special license granted; provided, however, that the  
1939 fee shall not exceed \$50. A special license shall not be transferable to any other person,  
1940 corporation or organization and shall be clearly marked “nontransferable” on its face.

1941 (f) A special license under this section may be granted by a local licensing authority for a  
1942 portion of premises that are licensed under section 12; provided, however, that: (i) the holder of  
1943 the special license shall document the legal basis for use of the premises; (ii) the area in which  
1944 the special license is to be approved shall be physically delineated from the area remaining under  
1945 the control of the holder of the license granted under said section 12; (iii) the holder of the  
1946 special license shall be solely liable for all activities that arise from the special license; and (iv)  
1947 the holder of the special license shall not pay any consideration, directly or indirectly, to the  
1948 holder of the license granted under said section 12 for the access to or use of the premises.

1949 The commission may promulgate rules and regulations as it deems appropriate to  
1950 implement this section.

1951 SECTION 62. Section 87T of chapter 112 of the General Laws, as appearing in the 2018  
1952 Official Edition, is hereby amended by inserting after the word “hairdressing”, in line 63, the  
1953 following words:- ; provided further, that “hairdressing” shall not include natural hair braiding.

1954 SECTION 62. Said section 87T of said chapter 112 is hereby further amended by  
1955 inserting after the definition of “Mobile services”, as so appearing, the following definition:-

1956           “Natural hair braiding”, twisting, wrapping, weaving, extending, locking or braiding the  
1957 hair of any person either by hand or with a mechanical device.

1958           SECTION 63. The first paragraph of section 87V of said chapter 112, as so appearing, is  
1959 hereby amended by adding following sentence:- Natural hair braiding shall be exempt from the  
1960 rules and regulations issued by the board.

1961           SECTION 64. Section 1 of chapter 121B of the General Laws, as so appearing, is hereby  
1962 amended by striking out the definition of “Tenant member” and inserting in place thereof the  
1963 following definition:-

1964           “Tenant member”, a member of the board of a housing authority who is: (i) a tenant who  
1965 has signed a lease for a public housing unit owned and operated by the housing authority; (ii) a  
1966 tenant in a public housing unit owned and operated on behalf of a housing authority; (iii) a  
1967 participant in a rental assistance program administered by a housing authority; or (iv) an adult  
1968 over the age of 18 years old who is authorized to reside in the unit of another pursuant to clause  
1969 (i), (ii) or (iii).

1970           SECTION 65. Section 5 of said chapter 121B, as so appearing, is hereby amended by  
1971 striking out the third paragraph and inserting in place thereof the following 3 paragraphs:-

1972           In a town, 4 members of a redevelopment authority that is not a housing authority shall  
1973 be elected by the town; provided, however, that of the members originally elected at an annual  
1974 town meeting, the candidate who received the highest number of votes shall serve for 5 years, the  
1975 candidate who received the next highest number of votes shall serve for 4 years, the candidate  
1976 who received the next highest number of votes shall serve for 2 years and the candidate who  
1977 received the next highest number of votes shall serve for 1 year. Notwithstanding the preceding

1978 sentence, upon the initial organization of a redevelopment authority that is not a housing  
1979 authority, if a town so votes at an annual or special town meeting called for the purpose of  
1980 organizing a redevelopment authority that is not a housing authority, 4 members of the  
1981 redevelopment authority shall be appointed immediately by the board of selectmen to serve only  
1982 until the qualification of their successors; provided, however, that the successors shall be elected  
1983 at the next annual town meeting as provided in this paragraph.

1984 Notwithstanding section 20 of chapter 43B or any other general or special law to the  
1985 contrary, in a town, 1 member of a housing authority shall be a tenant member appointed by the  
1986 board of selectmen and 3 members shall be elected by the town; provided, however, that of the  
1987 members originally elected at an annual town meeting, the candidate who received the highest  
1988 number of votes shall serve for 5 years, the candidate who received the next highest number of  
1989 votes shall serve for 4 years and the candidate who received the next highest number of votes  
1990 shall serve for 2 years. Notwithstanding the preceding sentence, upon the initial organization of a  
1991 housing authority, if a town so votes at an annual or special town meeting called for the purpose  
1992 of organizing a housing authority, 3 members of the authority shall be appointed immediately by  
1993 the board of selectmen to serve only until the qualification of their successors; provided,  
1994 however, that the successors shall be elected at the next annual town meeting as provided in this  
1995 paragraph.

1996 A tenant, where applicable, shall be appointed by the town from a list of names submitted  
1997 by a duly recognized tenants' organization in the town. A tenants' organization may submit a list  
1998 to the board of selectmen that shall contain not less than 2 and not more than 5 names and the  
1999 board shall make the appointment from among the names so submitted; provided, however, that  
2000 if there is no such tenants' organization, the housing authority shall immediately post notices

2001 throughout the common areas of the authority and provide each household with notice of the  
2002 opportunity to be appointed to the housing authority board and, if any person wishes to be  
2003 considered for such appointment, that person shall submit their name within 30 days thereafter to  
2004 the town clerk; provided further, that the notice shall include contact information for the town  
2005 clerk and for any independent technical training programs available pursuant to section 5B. The  
2006 board of selectmen shall appoint a tenant member from the list; provided, however, that where  
2007 federal law requires the town to maintain a member who is a federally-subsidized tenant, a  
2008 federally-subsidized tenant shall be given preference for the appointment. If there are no public  
2009 housing units owned and operated by the local housing authority and if there are no such units  
2010 owned and operated on behalf of the local housing authority, the board of selectmen shall  
2011 appoint a person meeting the eligibility requirements for a tenant member. If a list of names is  
2012 not submitted within 60 days after a vacancy occurs, the board of selectmen shall appoint a  
2013 tenant member of its own choosing to the authority. The town shall provide any written notice to  
2014 tenants' organizations as required by this section not less than 90 days before the expiration of  
2015 the term of a tenant member. If a vacancy occurs in the term of a tenant member for any reason  
2016 other than the expiration of a term, the town shall provide written notice to the tenants'  
2017 organizations within 10 business days after the vacancy occurs. The board of selectmen shall  
2018 make the appointment of the successor tenant member within a reasonable time after the  
2019 expiration of 60 days following the provision of notice as provided in this section.

2020 SECTION 66. Said chapter 121B is hereby further amended by striking out section 5A,  
2021 as so appearing, and inserting in place thereof the following section:-

2022 Section 5A. A housing authority may request a waiver of the requirement to appoint a  
2023 tenant member to a housing authority board if the department determines that a housing authority

2024 provided notice pursuant to section 5 and there is no person who is eligible and willing to serve  
2025 as a tenant member on the board. The waiver shall be for a term of 1 year and may be renewed  
2026 by the department. A housing authority shall submit a written statement to the department,  
2027 explaining why a waiver is being requested and documenting the steps that it took to educate  
2028 tenants about the right of a tenant to serve on a housing authority board; provided, however, that  
2029 such steps shall include the housing authority meeting with all local tenants' organizations.  
2030 Before issuing a waiver, the department shall, in addition to reviewing the written statement,  
2031 make a determination that the housing authority provided notice pursuant to said section 5.

2032 If the department grants a waiver, it shall notify the housing authority and the town that a  
2033 person other than a person who is eligible to be a tenant member may be appointed to the tenant  
2034 member seat on the board for a 1-year term. The housing authority shall notify any tenants'  
2035 organizations of the waiver and post a notice of the waiver throughout common areas of the  
2036 authority.

2037 SECTION 67. Section 7A of chapter 128 of the General Laws, as so appearing, is hereby  
2038 amended by inserting after the definition of "Garden" the following 3 definitions:-

2039 "Greenhouse gas benefits", greenhouse gas emissions source reduction or carbon  
2040 sequestration.

2041 "Healthy soils", soils that enhance their continuing capacity to function as a biological  
2042 system, increase soil organic matter, improve soil structure and water and nutrient-holding  
2043 capacity and result in net long-term greenhouse gas benefits.

2044 "Healthy soils practices", practices that: (i) improve measurable soil health on lands  
2045 utilized for commercial farming; suburban and urban lawns, yards and gardens, public and

2046 private forests, parks and other open spaces and non-paved outdoor areas of office complexes,  
2047 mixed-use facilities, businesses, industries and colleges and other institutions; (ii) provide 1 or  
2048 more of the following benefits: (A) improve food production; (B) encourage the health, growth  
2049 and biological diversity of plants and forests; (C) increase water infiltration reducing storm water  
2050 run-off; (D) provide drought and crop resilience; (E) enhance water quality; and (F) reduce the  
2051 use of fertilizers and herbicides; and (iii) provide greenhouse gas benefits.

2052 SECTION 68. Said chapter 128 is hereby further amended by adding the following  
2053 section:-

2054 Section 125. (a) As used in this section, the word “aquaculture” shall mean the breeding,  
2055 rearing and harvesting of animals and plants in all types of water environments.

2056 (b) There shall be within the department an aquaculture innovation program to provide  
2057 grants to municipalities to encourage increased opportunities for ocean farmers, including, but  
2058 not limited to, innovative permitting, re-zoning, resource surveys, mapping, demonstration farms  
2059 and stakeholder engagement. The department shall consult with the Massachusetts aquaculture  
2060 advisory group, Southeastern Massachusetts aquaculture center, Northeastern Massachusetts  
2061 aquaculture center in the department of agricultural resources and Western Massachusetts center  
2062 for Sustainable Aquaculture at the University of Massachusetts at Amherst on the development  
2063 and management of the program. The department shall hold at least 1 public hearing per year to  
2064 receive public testimony to inform the development and deployment of the grants.

2065 (c) A municipality shall be eligible to apply for grants under the program if the  
2066 municipality has: (i) adopted an aquaculture by-law, ordinance or administrative policy that has  
2067 been approved by the department and identifies the body, individual or entity responsible for

2068 implementing the aquaculture program in the municipality; provided, however, that the  
2069 municipality shall conduct at least 1 public meeting on the proposed by-law, ordinance or  
2070 administrative policy; (ii) provided training to the municipal employees responsible for the  
2071 program; (iii) developed an aquaculture prioritization plan; and (iv) complied with any other  
2072 requirements of the department relative to participation in the program.

2073 (d) The department may adopt rules, regulations and guidelines for the administration of  
2074 this section.

2075 (e) To meet the expenditures necessary in carrying out subsection (b), there shall be an  
2076 aquaculture innovation fund. The fund shall consist of: (i) any revenues or other financing  
2077 sources directed to the fund by appropriation; (ii) bond revenues or other monies authorized by  
2078 the general court and specifically designated to be credited to the fund; (iii) any income derived  
2079 from the investment of amounts credited to the fund or repayment of loans from the fund; (iv)  
2080 funds from public or private sources including, but not limited to, gifts, federal or private grants,  
2081 donations, rebates and settlements received by the commonwealth that are specifically  
2082 designated to be credited to the fund; and (v) all other amounts credited or transferred into the  
2083 fund from any other source. The department of agricultural resources shall seek to maximize  
2084 fund revenues through federal monies, matching funds and grants. The fund shall be  
2085 administered by the commissioner of agricultural resources, subject to approval by the secretary  
2086 of administration and finance. Any unexpended balances in the fund at the end of the fiscal year  
2087 shall not revert to the General Fund and shall be available for expenditure in the subsequent  
2088 fiscal year. Not later than September 30, the commissioner shall file an annual report detailing  
2089 the amount, types and nature of grants made from the fund with a description of the authorized

2090 purpose of each expenditure, an accounting of amounts credited to the fund and any unexpended  
2091 balance remaining in the fund with the clerks of the house of representatives and the senate.

2092 SECTION 69. The second paragraph of section 13 of chapter 136 of the General Laws, as  
2093 appearing in the 2018 Official Edition, is hereby amended by striking out the first sentence and  
2094 inserting in place thereof the following sentence:- Any retail establishment that operates on  
2095 January first, November eleventh or the second Monday in October, under the exemption granted  
2096 by this section, shall compensate employees working on any of said days at a rate specified  
2097 under clause (50) of section 6 or such larger sum as may be determined by contract; provided,  
2098 however, that such work shall be voluntary and refusal to work for any retail establishment on  
2099 such legal holidays shall not be grounds for discrimination, dismissal, discharge, reduction in  
2100 hours or any other penalty.

2101 SECTION 70. Said second paragraph of said section 13 of said chapter 136, as amended  
2102 by section 69, is hereby further amended by striking out the first sentence and inserting in place  
2103 thereof the following sentence:- Any retail establishment that operates on January first,  
2104 November eleventh or the second Monday in October, under the exemption granted by this  
2105 section, shall not require any employee to perform such work and an employee's refusal to work  
2106 for any retail establishment on such legal holidays shall not be grounds for discrimination,  
2107 dismissal, discharge, reduction in hours or any other penalty.

2108 SECTION 71. Chapter 138 of the General Laws is hereby amended by striking out  
2109 section 15F, as appearing in the 2018 Official Edition, and inserting in place thereof the  
2110 following section:-



2111 Section 15F. (a) For the purposes of this section, “agricultural event” shall only include  
2112 events certified by the department of agricultural resources pursuant to this section.

2113 (b) Notwithstanding any other provision of this chapter, the local licensing authority of a  
2114 city or town authorized to grant licenses to sell alcoholic beverages under this chapter may issue  
2115 to an applicant a special license to sell: (i) wine produced by or for the applicant at an indoor or  
2116 outdoor agricultural event if the wine is in sealed containers for off-premises consumption and  
2117 the applicant is authorized to operate a farmer-winery under section 19B; (ii) malt beverages  
2118 produced by or for the applicant at an indoor or outdoor agricultural event if the malt beverages  
2119 are in sealed containers for off-premises consumption and the applicant is authorized to operate a  
2120 farmer-brewery under section 19C; or (iii) distilled spirits produced by or for the applicant at an  
2121 indoor or outdoor agricultural event if the spirits are in sealed containers for off-premises  
2122 consumption, the applicant is authorized to operate a farmer-distillery under section 19E and the  
2123 city or town is authorized to grant licenses for the sale of all alcoholic beverages.

2124 (c) The sale of alcoholic beverages under this section shall be conducted by the licensee  
2125 or by an agent, representative or solicitor of the licensee to customers who are not less than 21  
2126 years of age. A licensee under this section may provide samples of its alcoholic beverages to  
2127 prospective customers at an indoor or outdoor agricultural event without charge. A sample shall  
2128 be served by the licensee or by an agent, representative or solicitor of the licensee to individuals  
2129 who are not less than 21 years of age and shall be consumed in the presence of the licensee or an  
2130 agent, representative or solicitor of the licensee; provided, however, that a sample of wine shall  
2131 not exceed 1 ounce, a sample of a malt beverage shall not exceed 2 ounces and a sample of  
2132 distilled spirits shall not exceed  $\frac{1}{4}$  ounce; and provided further, that not more than 5 samples  
2133 shall be served to an individual prospective customer.

2134 (d) An applicant for a special license under this section shall first submit a plan to the  
2135 department of agricultural resources that shall demonstrate that the event is an agricultural event.  
2136 The plan shall include: (i) a description of the event; (ii) the date, time and location of the event;  
2137 (iii) a copy of the operational guidelines or rules for the event; (iv) written proof that the  
2138 applicant has been approved as a vendor at the event, including the name and contact information  
2139 of the on-site manager; and (v) a plan depicting the premises and the specific location where the  
2140 license shall be exercised. Upon review of the plan, the department may certify that the event is  
2141 an agricultural event; provided, however, that in making that determination, the department shall  
2142 consider: (i) whether the event is operating as a farmers' market or agricultural fair approved or  
2143 inspected by the department; (ii) the frequency and regularity of the event, including dates, times  
2144 and locations; (iii) the number of vendors; (iv) the terms of vendor agreements; (v) the presence  
2145 of an on-site manager; (vi) the training of the on-site manager; (vii) any operational guidelines or  
2146 rules, which shall include vendor eligibility and produce source; (viii) the focus of the event on  
2147 local agricultural products grown or produced within the market area; (ix) the types of shows or  
2148 exhibits, including those described in clause (f) of section 2 of chapter 128; and (x) the event's  
2149 sponsorship or operation by an agricultural or horticultural society organized under the laws of  
2150 the commonwealth or by a local grange organization or association that has a primary purpose of  
2151 promoting agriculture and its allied industries. The department may promulgate rules and  
2152 regulations necessary for the operation, oversight, approval and inspection of agricultural events  
2153 under this section.

2154 In addition to its application, an applicant for a special license under this section shall file  
2155 with the local licensing authority proof of certification from the department of agricultural  
2156 resources that the event is an agricultural event. A special license shall designate the specific

2157 premises and the dates and times covered; provided, however, that a special license may be  
2158 granted for an indoor or outdoor agricultural event that takes place on multiple dates or times  
2159 during a single calendar year; provided further, that a special license shall not be granted for an  
2160 agricultural event if the event will not take place within 1 calendar year.

2161 (e) A special license under this section shall be conspicuously displayed at the licensed  
2162 premises. The licensing authority shall submit a copy of a special license to the commission not  
2163 less than 7 days before the date the agricultural event is first scheduled to begin. The local  
2164 licensing authority may charge a fee for each special license granted; provided, however, that the  
2165 fee shall not exceed \$50. A special license shall not be transferable to any other person,  
2166 corporation or organization and shall be clearly marked “nontransferable” on its face.

2167 (f) A special license under this section may be granted by a local licensing authority for a  
2168 portion of premises that are licensed under section 12; provided, however, that: (i) the holder of  
2169 the special license shall document the legal basis for use of the premises; (ii) the area in which  
2170 the special license is to be approved shall be physically delineated from the area remaining under  
2171 the control of the holder of the license granted under said section 12; (iii) the holder of the  
2172 special license shall be solely liable for all activities that arise from the special license; and (iv)  
2173 the holder of the special license shall not pay any consideration, directly or indirectly, to the  
2174 holder of the license granted under said section 12 for the access to or use of the premises.

2175 The commission may promulgate rules and regulations as it deems appropriate to  
2176 implement this section.

2177 SECTION 72. Section 21 of said chapter 138, as so appearing, is hereby amended by  
2178 striking out, in lines 20 and 21, the words “six per cent of alcohol by weight” and inserting in  
2179 place thereof the following words:- 8 1/2 per cent alcohol by volume.

2180 SECTION 73. Said section 21 of said chapter 138, as so appearing, is hereby further  
2181 amended by striking out, in line 25, the word “six” and inserting in place thereof the following  
2182 figure:- 8 1/2.

2183 SECTION 74. Section 96 of chapter 140 of the General Laws, as so appearing, is hereby  
2184 amended by striking out the second paragraph and inserting in place thereof the following  
2185 paragraph:-

2186 This section shall not apply to loans that are subject to section 90A or section 28B of  
2187 chapter 183 nor to persons licensed under section 58 of this chapter or section 2 of chapter 255B.

2188 SECTION 75. Chapter 143 of the General Laws is hereby amended by inserting after  
2189 section 3Z the following 2 sections:-

2190 Section 3AA. There shall be a fund established for a reimbursement program to be  
2191 managed by the division of professional licensure that shall provide for the costs associated with  
2192 the implementation of testing for the presence of pyrrhotite in the foundation of homes built in  
2193 the commonwealth on or after January 1, 1983 within a 50-mile radius of J.J. Mottes Concrete  
2194 Company in Stafford Springs, Connecticut. Section 3BB. Notwithstanding any general or  
2195 special law to the contrary, an entity seeking a permit within the commonwealth for mining a  
2196 quarry or expanding a quarry shall, as a condition of obtaining the permit, first test the proposed  
2197 area for the presence of pyrite or pyrrhotite. If neither pyrite nor pyrrhotite is detected, the permit  
2198 can then be issued subject to the requirements of the municipality in which it is sought. If the

2199 presence of pyrite or pyrrhotite is detected, the permit may be issued subject to the restriction  
2200 that material mined from the quarry shall not be used in the aggregate product used to make  
2201 concrete for use in residential or commercial foundations. If material in which the presence of  
2202 pyrite or pyrrhotite is detected is used in the aggregate product used for the creation of concrete  
2203 for use in residential or commercial foundations, a presumption of strict liability shall be applied  
2204 to the contractor who used such material and the entity that owns and operates the quarry from  
2205 which the material came; provided, however, that all concrete from Becker's quarry in  
2206 Willington, Connecticut, will be prohibited for use in the commonwealth for residential or  
2207 commercial purposes.

2208 SECTION 76. Section 24L of chapter 149 of the General Laws, as appearing in the 2018  
2209 Official Edition, is hereby amended by striking out, in lines 82 and 83, the words:- , as that term  
2210 is defined in section 1 of chapter 93L.

2211 SECTION 77. Section 44A½ of said chapter 149, as so appearing, is hereby amended by  
2212 adding the following 2 subsections:-

2213 (d) The commonwealth shall seek to achieve minority business enterprise and women  
2214 business enterprise contracting goals and workforce participation goals that reflect the diverse  
2215 racial, ethnic, and gender make-up of the commonwealth's population in the totality of state-  
2216 funded design and construction contracts.

2217 (e) The commonwealth shall seek to target members of the community in which a project  
2218 is physically located for job creation on state-funded construction contracts and to ensure that the  
2219 workforce on that project reflects the demographic diversity of the host community, when  
2220 construction projects are located in low-income communities.

2221 SECTION 78. Paragraph (3) of subsection (e) of section 44D½ of said chapter 149, as so  
2222 appearing, is hereby amended by adding the following clause:-

2223 (iii) Evidence of the bidder, contractor or proposed contractor's ability to advance the  
2224 commonwealth's contracting and workforce inclusion goals under subsections (d) and (e) of  
2225 section 44A½.

2226 SECTION 79. Section 152A of said chapter 149 is hereby amended by striking out the  
2227 definition of "Wait staff employee", as so appearing, and inserting in place thereof the following  
2228 definition:-

2229 "Wait staff employee", a person, including a waiter, waitress, bus person, person in a  
2230 quick service restaurant who prepares or serves food or beverages as part of a team of counter  
2231 staff or any other counter employee who: (i) serves beverages or prepared food directly to  
2232 patrons or who clears patrons' tables; (ii) works in a restaurant, banquet facility or other place  
2233 where prepared food or beverages are served; and (iii) has no managerial responsibility during a  
2234 day in which the person serves beverages or prepared food or clears patrons' tables.

2235 SECTION 80. Paragraph (3) of subsection (d) of section 14 of chapter 151A of the  
2236 General Laws, as so appearing, is hereby amended by adding the following sentence:- Benefits  
2237 that would be charged to an employer's account in accordance with this paragraph shall not be so  
2238 charged but shall be charged to the solvency account in any case where an employee, otherwise  
2239 eligible for benefits under this chapter and hired as a result of a covered individual taking leave  
2240 under the provisions of chapter 175M, is subsequently separated from that employment when the  
2241 covered individual returns from leave.

2242 SECTION 81. Section 1 of chapter 161A of the General Laws, as so appearing, is hereby  
2243 amended by inserting after the definition of “Operating expense” the following definition:-

2244 “Optional local employment plan”, a plan that a bidder in any procurement action  
2245 administered by the authority may provide to the authority regarding the bidder’s plan to  
2246 maximize job retention and growth in the commonwealth, including, but not be limited to, a  
2247 summary of proposed wages and benefits for local workers, recent, ongoing and planned  
2248 investment in local facilities within the commonwealth, including contractor facility  
2249 improvements, upgrades and repairs and recruitment, and hiring plans demonstrating the bidder’s  
2250 commitment to creating a diverse workforce.

2251 SECTION 82. Clause (f) of section 3 of said chapter 161A, as so appearing, is hereby  
2252 amended by adding the following sentence:- Notwithstanding any general or special law to the  
2253 contrary, when evaluating a bidder or other party seeking to enter into an agreement with the  
2254 authority, the authority may consider any optional local employment plan submitted by that party  
2255 in order to determine the overall beneficial impact that an agreement with that party would  
2256 provide to the commonwealth.

2257 SECTION 83. Chapter 175 of the General Laws is hereby amended by inserting after  
2258 section 4F the following section:-

2259 Section 4G. (a) An insurer that utilizes an applicant’s Massachusetts driving history as a  
2260 rating or underwriting factor for private passenger motor vehicle insurance in the  
2261 commonwealth, a licensed insurance producer or third-party representative shall verify the  
2262 applicant’s Massachusetts driving history through the use of the registry of motor vehicles  
2263 database or a reliable third-party database prior to processing payment or issuing a policy, unless

2264 the driving history is unavailable at the time of the initial inquiry due to a temporary website  
2265 outage, service interruption or other circumstances beyond the control of the insurer, producer or  
2266 third-party representative. When providing a private passenger automobile insurance quote, an  
2267 insurer, licensed insurance producer or third-party representative shall provide a disclosure  
2268 regarding the verification of an applicant's Massachusetts driving history.

2269 SECTION 27A. Paragraph (3) of subsection (d) of section 14 of chapter 151A of the  
2270 General Laws, as so appearing, is hereby amended by adding the following sentence:- Benefits  
2271 that would be charged to an employer's account in accordance with this paragraph shall not be so  
2272 charged but shall be charged to the solvency account in any case where an employee, otherwise  
2273 eligible for benefits under this chapter and hired as a result of a covered individual taking leave  
2274 under the provisions of chapter 175M, is subsequently separated from that employment when the  
2275 covered individual returns from leave.

2276 SECTION 84. The definition of "Covered business entity" in section 1 of chapter 175M  
2277 of the General Laws, as appearing in the 2018 Official Edition, is hereby amended by striking  
2278 out the word "1099-MISC" and inserting in place thereof the following words:- 1099-NEC or  
2279 any successor IRS form.

2280 SECTION 85. The definition of "Covered contract worker" in said section 1 of said  
2281 chapter 175M, inserted by section 17 of chapter 5 of the acts of 2019, is hereby amended by  
2282 striking out the word "1099-MISC" and inserting in place thereof the following words:- 1099-  
2283 NEC or any successor IRS form.



2284 SECTION 86. Section 2 of said chapter 175M is hereby amended by striking out  
2285 subsection (f), as appearing in the 2018 Official Edition, and inserting in place thereof the  
2286 following subsection:-

2287 (f) The taking of family or medical leave shall not affect an employee's right to accrue  
2288 vacation time, sick leave, bonuses, advancement, seniority, length-of-service credit or other  
2289 employment benefits, plans or programs. During the duration of an employee's family or  
2290 medical leave, the employer shall provide for, contribute to or otherwise maintain the  
2291 employee's employment-related health insurance benefits, if any, at the level and under the  
2292 conditions coverage would have been provided if the employee had continued working  
2293 continuously for the duration of such leave. SECTION 27A. Section 152A of said chapter 149, as  
2294 so appearing, by striking out the definition of "Wait staff employee" and inserting in place thereof  
2295 the following definition:-

2296 "Wait staff employee", a person, including a waiter, waitress, bus person, person in a  
2297 quick service restaurant who prepares or serves food or beverages as part of a team of counter  
2298 staff or any other counter employee who: (i) serves beverages or prepared food directly to  
2299 patrons or who clears patrons' tables; (ii) works in a restaurant, banquet facility or other place  
2300 where prepared food or beverages are served; and (iii) has no managerial responsibility during a  
2301 day in which the person serves beverages or prepared food or clears patrons' tables."

2302 SECTION 87. Section 2 of chapter 239 of the General Laws, as so appearing, is hereby  
2303 amended by adding the following paragraph:-

2304           The defendant named in a summary process summons and complaint shall not include a  
2305 minor; provided, however, that if a minor is named, the name of the minor shall be expunged  
2306 from any court record and electronic docket entry.

2307           SECTION 88. Said chapter 239 is hereby amended by adding the following section:-

2308           Section 15. (a) As used in this section, the following terms shall have the following  
2309 meanings unless the context clearly requires otherwise:-

2310           “Consumer report”, a written, oral or other communication of any information by a  
2311 consumer reporting agency bearing on a person’s credit worthiness, credit standing or credit  
2312 capacity that is used or expected to be used or collected, in whole or in part, for the purpose of  
2313 serving as a factor in establishing the person’s eligibility for rental housing or other purposes  
2314 authorized under section 51 of chapter 93.

2315           “Consumer reporting agency”, an individual, partnership, corporation, trust, estate,  
2316 cooperative, association, government or governmental subdivision or agency or other entity that,  
2317 for monetary fees, dues or on a cooperative nonprofit basis, regularly engages, in whole or in  
2318 part, in the practice of assembling or evaluating consumer credit information or other  
2319 information on consumers for the purpose of furnishing consumer reports to third parties.

2320           "Court", the trial court of the commonwealth established pursuant to section 1 of chapter  
2321 211B and any departments or offices established within the trial court.

2322           "Court record", paper or electronic records or data in any communicable form compiled  
2323 by, on file with or in the care custody or control of the court that concern a person and relate to  
2324 the nature or disposition of an eviction action or a lessor action.

2325 “Eviction action”, (i) a summary process action under this chapter to recover possession  
2326 of residential premises; (ii) a civil action under section 19 of chapter 139 to obtain an order  
2327 requiring a tenant or occupant to vacate residential premises; (iii) a civil action brought pursuant  
2328 to sections 11, 12 or 13 of chapter 186 or subsection (a) of section 4 of chapter 186A; or (iv) any  
2329 other civil action brought against a tenant or occupant of residential premises to obtain  
2330 possession of or exclusive access to the residential premises.

2331 “Lessor action”, any civil action brought against the owner, manager or lessor of  
2332 residential premises by the tenant or occupant of such premises relating to or arising out of such  
2333 property, rental, tenancy or occupancy for breach of warranty, breach of any material provision  
2334 of the rental agreement or violation of any other law.

2335 "No-fault eviction", any eviction action in which the notice to quit, notice of termination  
2336 or complaint does not include an allegation of nonpayment of rent or of a violation of any  
2337 material term of the tenancy by the tenant or occupant; provided, however, that a “no-fault  
2338 eviction” shall include an action brought after termination of a tenancy for economic, business or  
2339 other reasons not constituting a violation of the terms of the tenancy.

2340 (b) Any person having a court record of a no-fault eviction on file in a court may petition  
2341 the court to seal the court record at any time after the conclusion of the action, including the  
2342 exhaustion of all rights of appeal. The petition shall be on a form furnished by the trial court of  
2343 the commonwealth, signed under the penalties of perjury and filed in the same court as the action  
2344 sought to be sealed. If an action was active in more than 1 court during its pendency, then a  
2345 petition may be filed in each such court. Notice need not be given to parties to the original  
2346 action. The court may, in its discretion, process such petitions administratively without a hearing.

2347 (c) Upon motion and for good cause shown or as otherwise authorized by this section,  
2348 court records sealed under this section may, at the discretion of the court and upon a balancing of  
2349 the interests of the litigants and the public in nondisclosure of the information with the interests  
2350 of the requesting party, be made available for scholarly, educational, journalistic or  
2351 governmental purposes only; provided, however, that identifying information of parties shall  
2352 remain sealed unless the court determines that release of such information is appropriate under  
2353 this subsection and necessary to fulfill the purpose of the request. Nothing in this subsection shall  
2354 be deemed to permit the release of personal identifying information for commercial purposes.

2355 (d) Nothing in this section shall prohibit the dissemination of information regarding a  
2356 money judgment as necessary for the sole purpose of collection.

2357 (e) A consumer reporting agency shall not disclose the existence of or information  
2358 regarding a court record of a no-fault eviction action sealed under this section or use information  
2359 contained in a sealed court record as a factor to determine any score or recommendation to be  
2360 included in a consumer report unless the court record was available for inspection with the court  
2361 not more than 30 days of the report date. A consumer reporting agency may include in a  
2362 consumer report information found in publicly-available court records; provided, however, that  
2363 the consumer report shall include a person's full name, whether an eviction action was a fault  
2364 eviction, a no-fault eviction or a lessor action and the outcome of any eviction action if such  
2365 information is contained in the publicly-available court record. Information contained in a sealed  
2366 court record shall be removed from the consumer report or from the calculation of any score or  
2367 recommendation to be included in a consumer report not more than 30 days of the sealing of the  
2368 court record from which it is derived. Any credit reporting agency that violates this subsection  
2369 shall be liable in tort, in a court of competent jurisdiction, to the person who is the subject of the

2370 consumer report for damages or for \$100 per day of such violation, whichever is greater, and the  
2371 costs of the action, including reasonable attorney's fees. Nothing in this subsection shall be  
2372 deemed to waive the rights or remedies of any person under any other law or regulation.

2373 (f) An application used to screen applicants for housing or credit that seeks information  
2374 concerning prior eviction actions of the applicant shall include the following statement: "An  
2375 applicant for housing or credit with a sealed record on file with the court in a no-fault eviction  
2376 action may answer 'no record' to an inquiry relative to that sealed court record."

2377 (g) A party who obtains a judgment in an eviction action or a lessor action shall, not more  
2378 than 14 days after satisfaction of the judgment, file with the court in which the judgment was  
2379 entered a notice of satisfaction of the judgment. A party that has satisfied a judgment may, upon  
2380 noncompliance with this subsection by the other party, seek equitable relief to correct the court  
2381 record and shall be entitled to costs and reasonable attorney's fees. Upon the filing of a notice of  
2382 satisfaction of judgment or court judgment deeming the judgment satisfied in an eviction action  
2383 or lessor action, a party may petition the court to seal the court record pertaining to that action.  
2384 The petition shall be on a form furnished by the trial court of the commonwealth, signed under  
2385 the penalties of perjury and filed in the same court as the action sought to be sealed. If an action  
2386 was active in more than 1 court during its pendency, a petition may be filed in each such court.  
2387 Notice need not be given to parties to the original action. The court shall comply with the  
2388 petitioner's request and seal the court record if the judgment has been satisfied and the action has  
2389 concluded with all rights of appeal exhausted. The court may process such petitions  
2390 administratively without a hearing.

2391 SECTION 89. Section 28 of chapter 246 of the General Laws, as appearing in the 2018  
2392 Official Edition, is hereby amended by adding the following paragraph:-

2393 This section shall not apply in a proceeding to attach earnings or a pension to satisfy a  
2394 judgment for collection of a consumer debt, as defined in section 1 of chapter 93N, and in such  
2395 an action said chapter 93N shall apply.

2396 SECTION 90. Section 276 of chapter 165 of the acts of 2014 is hereby amended by  
2397 striking out the words “and 2020”, inserted by section 237 of chapter 218 of the acts of 2016, and  
2398 inserting in place thereof the following words:-, 2020, 2021, 2022 and 2023.

2399 SECTION 91. Subsection (b) of section 58 of chapter 228 of the acts of 2018 is hereby  
2400 amended by striking out the words “neither the New Bedford State Pier nor the Fall River State  
2401 Pier shall be used to support facilities for offshore energy exploration or development” and  
2402 inserting in place thereof the following words:- “that the New Bedford State Pier shall not be  
2403 used to support facilities for offshore energy exploration or development; provided further, that  
2404 the Fall River State Pier shall not be used for offshore oil and gas exploration or development;  
2405 provided further, that the Fall River State Pier may be used to support offshore wind  
2406 development and operations.

2407 SECTION 92. (a) There shall be a special commission to conduct a comprehensive study  
2408 relative to the impact of automation, artificial intelligence, global trade, access to new forms of  
2409 data and the internet of things on the workforce, businesses and economy. The main objective of  
2410 the commission shall be to ensure sustainable jobs, fair benefits and workplace safety standards  
2411 for workers in all industries, including, but not limited to, access to adequate and affordable  
2412 health insurance, financial security in retirement, unemployment insurance and disability

2413 insurance. The commission shall also examine the use and sale of consumer data by businesses  
2414 to third parties and methods to maintain consumer data privacy as well as consumer rights to  
2415 access, delete or transfer their data to other service providers and notification to consumers of  
2416 their rights regarding the use of their data. The commission shall consist of: 2 persons appointed  
2417 by the president of the senate, 1 of whom shall serve as co-chair; 2 persons appointed by the  
2418 speaker of the house of representatives, 1 of whom shall serve as co-chair; 1 person appointed by  
2419 the minority leader of the senate; 1 person appointed by the minority leader of the house of  
2420 representatives; the secretary of labor and workforce development or a designee; 2 persons  
2421 appointed by the governor, 1 of whom shall have expertise in the future of work issues and 1 of  
2422 whom shall have experience in workforce training and education; 2 persons appointed by the  
2423 attorney general, 1 of whom shall have expertise in fair labor and workers' rights and 1 of whom  
2424 shall have expertise in future of work issues; and 6 persons appointed by the co-chairs, 3 of  
2425 whom shall be members of the labor community with experience in future of work issues and 3  
2426 of whom shall be members of the business community with experience in future of work issues.

2427 (b) The commission shall study and evaluate the future of work including, but not limited  
2428 to: (i) trends and drivers of the transformation of industries and employment and how they will  
2429 impact workers; (ii) policies and practices that may assist workers, businesses and communities  
2430 to thrive and maintain a robust economy while responding to the rapid transformation of  
2431 technology, workplace practices, environmental and security concerns and global  
2432 interdependence; (iii) the impact of industry transformation on worker access to affordable and  
2433 adequate healthcare, financial security in retirement and adequate unemployment insurance,  
2434 disability insurance and other benefits; (iv) best practices on maintaining cohesive and beneficial

2435 partnerships between workers and employers during industry growth and transformation; and (v)  
2436 any other factors the commission deems relevant.

2437 (c) The commission, in collaboration with the executive office of labor and workforce  
2438 development, shall: (i) develop and maintain an inventory of the current and future trends and  
2439 factors that will likely drive the transformation of industries and work over the next 25 years; (ii)  
2440 research best practices from state, national and international sources and develop case studies  
2441 and examples for the future of work; (iii) gather data and input from employers and workers  
2442 from the major industrial sectors in every region of the commonwealth; and (iv) work with  
2443 organizations that engage in workforce training to identify best practices and any obstacles that  
2444 may exist to adequate workforce training during future industry transformation.

2445 (d) The task force shall meet not less than 4 times in different geographic regions and  
2446 shall accept input from the public during not less than 2 public hearings and solicit expert  
2447 testimony from individuals identified by the commission. The commission shall convene its first  
2448 meeting not later than September 1, 2020.

2449 (e) Not later than September 1, 2021, the commission shall file a report of its analysis,  
2450 recommendations and any proposed legislation necessary to effectuate its recommendations to  
2451 the clerks of the senate and house of representatives, the joint committee on economic  
2452 development and emerging technologies and the joint committee on labor and workforce  
2453 development.

2454 The report shall include, but not be limited to, legislative and policy recommendations  
2455 that: (i) ensure workers in the future secure access to affordable and adequate healthcare,  
2456 financial security in retirement and adequate unemployment insurance, disability insurance and



2457 other benefits; (ii) provide for portable, transferable, cost-efficient and time-efficient  
2458 credentialing; (iii) support life-long learning and talent development for workers of all ages; (iv)  
2459 help workers maintain relevant skills or learn new skills for the careers and workplaces of the  
2460 future; (v) prepare young people to succeed in the careers and workplaces of the future; (vi)  
2461 ensure employers and workforce training entities are up to date on training needs for workers in  
2462 current and future industries and careers; and (vii) enable workers, businesses and workforce  
2463 training entities to simultaneously learn and incorporate new technologies into workforce  
2464 training.

2465 SECTION 93. The executive office of housing and economic development shall issue  
2466 guidance to assist local officials in determining the voting thresholds for various zoning  
2467 amendments. The guidance shall be developed in consultation with the department of housing  
2468 and community development, the office of the attorney general and Massachusetts Housing  
2469 Partnership.

2470 SECTION 94. (a) Annually, the secretary of housing and economic development shall  
2471 file a report with the clerks of the senate and house of representatives, the joint committee on  
2472 housing and the senate and house committees on ways and means on the activities and status of  
2473 the Housing Choice Initiative, as described by the governor in a message to the general court  
2474 dated December 11, 2017. The report shall include, but not be limited to: (i) a list of the cities  
2475 and towns that qualify as housing choice communities; (ii) a list and description of grant funds  
2476 disbursed to such cities and towns; and (iii) a description of how the funds were utilized to  
2477 support the production of new housing.

2478 (b) The report shall also include an analysis of progress made towards a goal of  
2479 producing 427,000 new units of housing by 2040, of which not less than 85,400 units shall be  
2480 affordable to households the earnings of which shall be not more than 80 per cent of the area  
2481 median income and not less than 8,500 units shall be affordable to households the earnings of  
2482 which shall be not more than 30 per cent of the area median income. The report shall include a  
2483 breakdown of: (i) market-rate units created; (ii) units created that are accessible or adaptable for  
2484 persons with disabilities; (iii) units created for persons over the age of 55; and (iv) deed-  
2485 restricted affordable housing units available to households earning not more than 80 per cent of  
2486 the area median income, not more than 60 per cent of the area median income and not more than  
2487 30 per cent of the area median income.

2488 (c) The department of housing and community development shall establish a commission  
2489 to assist the executive office of housing and economic development in meeting the housing  
2490 production goals in this section. The commission shall consult with regional housing nonprofit  
2491 organizations, municipalities, municipal planning organizations, regional housing authorities,  
2492 regional transportation authorities, the Massachusetts Department of Transportation, municipal  
2493 transportation authorities, regional planning agencies, community development corporations and  
2494 local private and public institutions of higher education to identify and set housing production  
2495 regions and targets therein. Not more than 1 year after the effective date of this act, the  
2496 commission shall file its first report with the clerks of the senate and house of representatives,  
2497 the joint committee on housing and the senate and house committees on ways and means. The  
2498 report shall include, but not be limited to, recommendations on: (i) regional housing production  
2499 needs; (ii) regional housing productions goals; (iii) funding mechanisms for housing production  
2500 projects; (iv) tax, subsidy or other incentives for municipalities or regions to meet the regional

2501 housing production goals; (v) improving the permitting process for housing production projects;  
2502 (vi) optimal residential development zoning codes for housing production; and (vii) setting  
2503 housing affordability standards. The commission's final report shall be filed not later than  
2504 December 31, 2039.

2505 SECTION 95. (a) Notwithstanding any general or special law to the contrary, there shall  
2506 be a special commission to conduct a study and make recommendations on the barriers faced by  
2507 low-income workers to finding and maintaining jobs in the commonwealth. The commission  
2508 shall consist of: the house and senate chairs of the joint committee on labor and workforce  
2509 development, who shall serve as co-chairs; the secretary of labor and workforce development or  
2510 a designee; the secretary of transportation or a designee; the secretary of housing and economic  
2511 development or a designee; the commissioner of transitional assistance or a designee; the  
2512 secretary of health and human services or a designee; 1 member of the house of representatives  
2513 to be appointed by the speaker of the house of representatives; 1 member of the senate to be  
2514 appointed by the senate president; 1 member to be appointed by Ascentria Care Alliance, Inc.; 1  
2515 member to be appointed by the Job Training Alliance of Massachusetts, Inc.; 1 member to be  
2516 appointed by the Retailers Association of Massachusetts, Inc.; 1 member to be appointed by  
2517 Associated Industries of Massachusetts, Inc.; 1 member to be appointed by the Massachusetts  
2518 Nonprofit Network, Inc.; 1 member to be appointed by EMPATH; 1 member to be appointed by  
2519 the Massachusetts Business Roundtable; 1 member to be appointed by the Massachusetts  
2520 Workforce Association; and 1 member to be appointed by the Commonwealth Corporation.

2521 (b) The commission shall examine and make recommendations on topics including, but  
2522 not limited to: (i) barriers in the commonwealth that prevent low-income workers from finding  
2523 and retaining jobs with sustainable wages; (ii) strategies to help address barriers to job retention

2524 for low-income workers; (iii) laws and regulations that are currently in place or could be put in  
2525 place in the commonwealth to assist low-income workers in maintaining jobs with a sustainable  
2526 wage; (iv) laws and regulations in the commonwealth that may hamper low-income workers in  
2527 maintaining jobs with a sustainable wage; and (v) holistic and wraparound service approaches  
2528 and programs that the commonwealth could explore to prevent a fragmented and inefficient  
2529 response to addressing these barriers.

2530 (c) The commission may hold hearings and invite testimony from experts and the public  
2531 to gather information. The commission and its working groups are encouraged to involve other  
2532 experts, stakeholders and members of the public in its work through listening and working group  
2533 sessions or other mechanisms the commission deems appropriate.

2534 (d) Not later than June 1, 2021, the commission shall file its recommendations, including  
2535 any drafts of legislation or regulations necessary to carry out its recommendations, with the  
2536 clerks of the senate and house of representatives, the joint committee on public health and the  
2537 joint committee on health care financing.

2538 SECTION 96. The department of housing and economic development, in collaboration  
2539 with the division of banks, shall study the impact of the outbreak of the 2019 novel coronavirus,  
2540 also known as COVID-19, and the governor's March 10, 2020 declaration of a state of  
2541 emergency on the owners of residential and commercial property who rely on the rental income  
2542 from such property, in whole or in part, to support the payment of mortgage obligations. The  
2543 study shall include, but not be limited to: (i) an assessment of the current availability of mortgage  
2544 relief for such owners, including forbearance; and (ii) the advisability, and potential impact, of  
2545 requiring mortgagees to grant a forbearance for such owners whose rental income was

2546 significantly impacted, directly or indirectly, by COVID-19. Not later than November 1, 2020,  
2547 the department of housing and economic development shall file the report with the clerks of the  
2548 senate and house of representatives, the senate and house committees on ways and means, the  
2549 joint committee on financial services and the joint committee on housing.

2550 SECTION 97. There shall be a special commission governed by section 2A of chapter 4  
2551 of the General Laws to conduct an investigation and study regarding the needs of agriculture in  
2552 the commonwealth in the 21st century, including the viability, efficiency, climate change  
2553 resiliency and education, technical assistance and energy needs of farms and means of ensuring  
2554 farms' ability to adapt to changing economic, climate and energy conditions.

2555 The commission shall consist of: 1 member appointed by the senate president, who shall  
2556 serve as co-chair; 1 member appointed by the minority leader of the senate; 1 member appointed  
2557 by the speaker of the house of representatives, who shall serve as co-chair; 1 member appointed  
2558 by the minority leader of the house of representatives; the house and senate chairs of the joint  
2559 committee on environment, natural resources and agriculture; the house and senate chairs of the  
2560 joint committee on telecommunications, utilities and energy; the secretary of energy and  
2561 environmental affairs or a designee; the secretary of housing and economic development or a  
2562 designee; the commissioner of agricultural resources or a designee; a representative of the  
2563 Massachusetts Farm Bureau Federation, Incorporated; a representative of the University of  
2564 Massachusetts Center for Agriculture, Food and the Environment; a representative of the the  
2565 Northeast Organic Farming Association/Massachusetts Chapter; a representative of the Cape  
2566 Cod Cranberry Growers Association; and a representative of the Massachusetts Association of  
2567 Dairy Farmers, Inc..

2568           Members shall not receive compensation for their services but may receive  
2569 reimbursement for the reasonable expenses incurred in carrying out their responsibilities as  
2570 members of the commission. The executive office of energy and environmental affairs and the  
2571 executive office of housing and economic development may furnish reasonable staff and other  
2572 support for the work of the commission.

2573           The commission shall review: (i) methods of supporting farms including development of  
2574 tax incentives and credits for equipment related to farm-based renewable energy projects; (ii) the  
2575 effects of zoning by-laws on farm-based renewable energy projects and means of reducing  
2576 administrative and regulatory barriers to such projects; (iii) potential zoning exemptions of farm  
2577 renewable energy systems; (iv) the feasibility of establishing an incentive program to facilitate  
2578 the growth of non-solar renewable-energy distributed-generation projects on farms; (v) methods  
2579 of encouraging the use of renewable energy resources on farms; (vi) development of potential  
2580 grant programs in support of farms to develop farm-based renewable energy capabilities  
2581 including wind harvesting, energy conserving refrigerated food storage pilot projects, methane  
2582 capture and green combustion, and solar and photovoltaic energy projects; (vii) feasibility of  
2583 using farms as resiliency centers during power outages or extreme weather events by installing  
2584 technology such as battery storage or microgrids; (viii) the effects of climate change and means  
2585 by which farms may seek to adapt to climate change;(ix) methods of promoting and facilitating  
2586 more prompt interconnection of energy projects owned or operated by agricultural producers; (x)  
2587 the development of a single uniform application for use by owners of farms in the  
2588 commonwealth for application to any and all grant and other assistance programs administered  
2589 by the department of agricultural resources and consistent with federal grant and program  
2590 application criteria; (xi) the benefits of designating an administrator or separate office within the

2591 department of agricultural resources to provide advice, technical assistance and other guidance to  
2592 owners of farms who apply for grants and other programs; (xii) ways to support, expand and  
2593 enhance opportunities for agricultural tourism; (xiii) the timing of grant applications to the  
2594 department of agricultural resources and department responses with to the goal of facilitating  
2595 more efficient and timely use of grant funds; (xiv) administrative and regulatory barriers to and  
2596 restrictions on farm owners placing renewable energy structures on farmland; (xv) means of  
2597 addressing the need for education and technical assistance to farmers; and (xvi) any other matters  
2598 the commission deems relevant to supporting the viability of farms in the commonwealth.

2599           The commission shall file a report of its findings and recommendations, together with  
2600 drafts of legislation necessary to carry those recommendations into effect, with the clerks of the  
2601 senate and the house of representatives, the senate and house committees on ways and means,  
2602 the joint committee on environment, natural resources and agriculture and the joint committee on  
2603 telecommunications, utilities and energy not later than June 30, 2021.

2604           SECTION 98. Notwithstanding any general or special law to the contrary, certain  
2605 regulatory approvals are hereby extended as provided in this section.

2606           (a) For purposes of this section, the following words shall have the following meanings  
2607 unless the context clearly requires otherwise:

2608           “Approval”, except as otherwise provided in subsection (b), any permit, certificate, order,  
2609 excluding enforcement orders, license, certification, determination, exemption, variance, waiver,  
2610 building permit or other approval or determination of rights from any municipal, regional or state  
2611 governmental entity, including any agency, department, commission or other instrumentality  
2612 thereof, concerning the use or development of real property, including certificates, licenses,

2613 certifications, determinations, exemptions, variances, waivers, building permits or other  
2614 approvals or determinations of rights issued or made under chapter 21, chapter 21A except  
2615 section 16 of said chapter 21A, chapter 21D, sections 61 to 62I, inclusive, of chapter 30, chapters  
2616 30A, 40, 40A to 40C, inclusive, 40R, 41, 43D, section 21 of chapter 81, chapters 91, 131, 131A,  
2617 143, sections 4 and 5 of chapter 249 or chapter 258 of the General Laws or chapter 665 of the  
2618 acts of 1956 or any local by-law or ordinance.

2619 “Development”, division of a parcel of land into 2 or more parcels, the construction,  
2620 reconstruction, conversion, structural alteration, relocation or enlargement of a building or other  
2621 structure or facility or any grading, soil removal or relocation, excavation or landfill or any use  
2622 or change in the use of any building or other structure or land or extension of the use of land.

2623 “Tolling period”, the period from March 10, 2020 to March 10, 2021, inclusive.

2624 (b) (1) Notwithstanding any general or special law to the contrary, an approval in effect  
2625 or existence during the tolling period shall be extended for a period of 1 year in addition to the  
2626 lawful term of the approval.

2627 (2) Nothing in this section shall extend or purport to extend: (i) a permit or approval  
2628 issued by the federal government or an agency or instrumentality thereof or a permit or approval  
2629 of which the duration of effect or the date or terms of its expiration are specified or determined  
2630 under a law or regulation of the federal government or an agency or instrumentality thereof; (ii) a  
2631 permit, license, privilege or approval issued by the division of fisheries and wildlife under  
2632 chapter 131 of the General Laws; (iii) an approval, determination, exemption, certification,  
2633 statement of qualification or any other administrative action by the department of energy  
2634 resources under 225 CMR 20.00, subsection (c) of section 17 of chapter 25A of the General



2635 Laws or corresponding regulations at 225 CMR 21.00; or (iv) any agreement entered into by the  
2636 Massachusetts Department of Transportation or the Massachusetts Bay Transportation Authority  
2637 or any permit, license or approval issued by the department or authority relating to the sale,  
2638 acquisition or lease or development of real property owned in whole or in part by the department  
2639 or authority or the sale, acquisition, lease or development of any interest therein related to such  
2640 real property pursuant to chapter 6C or chapter 161A of the General Laws.

2641 (3) Nothing in this section shall affect the ability of a municipal, regional or state  
2642 governmental entity, including an agency, department, commission or other instrumentality  
2643 thereof, to revoke or modify a specific permit or approval, or extension of a specific permit or  
2644 approval under this section, when that specific permit or approval or the law or regulation under  
2645 which the permit or approval was issued contains language authorizing the modification or  
2646 revocation of the permit or approval.

2647 (4) If an approval tolled under this section is based upon the connection to a sanitary  
2648 sewer system, the approval's extension shall be contingent upon the availability of sufficient  
2649 capacity, on the part of the treatment facility, to accommodate the development whose approval  
2650 has been extended. If sufficient capacity is not available, those permit holders whose approvals  
2651 have been extended shall have priority with regard to the further allocation of gallonage over  
2652 those permit holders who have not received approval of a hookup prior to the effective date of  
2653 this section. Priority regarding the distribution of further gallonage to a permit holder who has  
2654 received the extension of an approval under this section shall be allocated in order of the granting  
2655 of the original approval of the connection.

2656 (5) If an owner or petitioner sells or otherwise transfers a property or project in order for  
2657 an approval to receive an extension all commitments made by the original owner or petitioner  
2658 under the terms of the permit must be assigned to and assumed by the new owner or petitioner. If  
2659 the new owner or petitioner does not meet or abide by such commitments, then the approval shall  
2660 not be extended under this section.

2661 (6) Nothing in this section shall be construed or implemented in such a way as to modify  
2662 a requirement of law that is necessary to retain federal delegation to or assumption by the  
2663 commonwealth of the authority to implement a federal law or program.

2664 SECTION 99. (a) Notwithstanding sections 32 to 37, inclusive, of chapter 7C of the  
2665 General Laws or any other general or special law to the contrary, the board of trustees of the  
2666 University of Massachusetts, or any officer designated by the board, may convey to the city of  
2667 Waltham, with conditions, a certain parcel of land in the city of Waltham together with the  
2668 buildings thereon, now known and numbered as 240 Beaver street, designated as parcels  
2669 R53003001 and R53003014 by the assessors of the city of Waltham and commonly known as the  
2670 UMass Field Station. The land is owned by the commonwealth, acting through the board of  
2671 trustees of the University of Massachusetts, and is more particularly described in deeds recorded  
2672 in the Middlesex southern district registry of deeds in book 4600, page 42 and book 6911, page  
2673 201. As conditions of the conveyance, the land described in this section shall be dedicated by the  
2674 city of Waltham to agricultural, open space, recreational or sustainability purposes and shall be  
2675 subject to Article 97 of the Amendments to the Constitution of the Commonwealth.

2676 (b) The consideration for the conveyance authorized in this section shall be not less than  
2677 the fair market value of the property and buildings thereon based upon an independent

2678 professional appraisal; provided, however, that the University of Massachusetts and the mayor of  
2679 the city of Waltham may agree on an offset of the fair market value that reflects the cost of  
2680 necessary environmental cleanup and current conditions of buildings. Nothing in this act shall  
2681 prevent the use of an appraisal conducted in the 3 years before the effective date of this section  
2682 from being used to determine the fair market value.

2683 (c) The board of trustees of the University of Massachusetts, or any officer designated by  
2684 the board, shall, 30 days before the execution of the conveyance authorized in this section and  
2685 any subsequent amendment thereto, submit the proposed conveyance documents or amendment  
2686 and a report thereon to the inspector general for review and comment. The inspector general shall  
2687 issue a review and comment not more than 15 days after receipt of the proposed conveyance  
2688 documents or amendment. The board of trustees of the University of Massachusetts, or any  
2689 officer designated by the board, shall submit the conveyance documents and any subsequent  
2690 amendments thereto, the reports and the comments of the inspector general, if any, to the house  
2691 and senate committees on ways and means and the joint committee on state administration and  
2692 regulatory oversight not less than 15 days prior to the execution.

2693 (d) The proceeds of the conveyance shall be deposited in a trust fund established by the  
2694 board of trustees of the University of Massachusetts pursuant to section 11 of chapter 75 of the  
2695 General Laws. The proceeds from the trust shall be used to benefit the University of  
2696 Massachusetts at Amherst.

2697 (e) If the city of Waltham agrees to purchase the property described in subsection (a), the  
2698 city shall be responsible for all costs of the appraisal described in subsection (b) and the survey

2699 and deed preparation for the conveyance of the property and shall acquire the property and  
2700 buildings thereon in as is condition, without warranties.

2701 SECTION 100. Grants from the amounts collected pursuant to subsection (a) of section  
2702 13T of chapter 23A of the General Laws allocated to regional tourism councils pursuant to  
2703 clause (ii) of subsection (d) of said section 13T of said chapter 23A for fiscal year 2021 shall be  
2704 distributed not later than September 1, 2020. Grants from the amounts collected pursuant to  
2705 subsection (b) of section 13T of chapter 23A of the General Laws allocated to regional tourism  
2706 councils for fiscal year 2020 shall be distributed not later than September 1, 2020 according to  
2707 the current allocation formula.

2708 SECTION 101 Notwithstanding any general or special law to the contrary, the  
2709 department of energy resources shall investigate the necessity, benefits and costs of requiring  
2710 distribution companies, as defined in section 1 of chapter 164 of the General Laws, to jointly and  
2711 competitively conduct additional offshore wind generation solicitations and procurements of not  
2712 more than approximately 2,800 megawatts of aggregate nameplate capacity, in addition to the  
2713 solicitations and procurements required by section 83C of chapter 169 of the acts of 2008,  
2714 inserted by chapter 188 of the acts of 2016, and section 21 of chapter 227 of the acts 2018 and  
2715 shall require said additional solicitations and procurements by December 31, 2035; provided,  
2716 however, that for said solicitations and procurements, as outlined in this section, the department  
2717 of energy resources may also require distribution companies to jointly and competitively solicit  
2718 and procure proposals for offshore wind energy transmission sufficient to deliver energy  
2719 generation procured pursuant to this section from designated wind energy areas for which a  
2720 federal lease was issued on or after January 1, 2012, that may be developed independent of such  
2721 offshore wind energy generation; provided further, that such transmission service shall be made

2722 available for use by more than 1 wind energy generation project and shall not exceed the  
2723 generation capacity authorized by this section; and provided further, that any selection of  
2724 offshore wind energy transmission shall be the most cost-effective mechanism for procuring  
2725 reliable, low-cost offshore wind energy transmission service for ratepayers.

2726 SECTION 102. Notwithstanding the fourth paragraph of section 5 of chapter 121B of the  
2727 General Laws, if a town has 4 elected members of a housing authority board on the effective date  
2728 of this act, any vacant seat or, if there is no vacant seat, the first seat set to expire not less than 60  
2729 days after the effective date of this act, shall be filled by the appointment of a tenant member  
2730 unless a waiver has been granted by the department pursuant to section 5A of said chapter 121B  
2731 that allows for the appointment of a person who is not eligible to be a tenant member.

2732 SECTION 103. Tenants required to be appointed to housing authority boards pursuant to  
2733 the fifth paragraph of section 5 of chapter 121B of the General Laws shall be appointed not more  
2734 than 90 days after the effective date of this act.

2735 SECTION 104. On the effective date of this act, a housing authority may request a  
2736 waiver of the requirement to appoint a tenant member to a housing authority board pursuant to  
2737 section 5 of chapter 121B of the General Laws if a person who is eligible to be a tenant member  
2738 is already serving as either an elected member or a member appointed to fill a vacancy by the  
2739 board of selectmen. The waiver shall be valid for 1 year and may be renewed for successive 1-  
2740 year terms until the expiration of the current tenant member's term or until that member vacates  
2741 the position and, at that time, the board of selectmen shall appoint a tenant member pursuant to  
2742 said section 5 of said chapter 121B.

2743 SECTION 105. Notwithstanding the number of elected members on the local housing  
2744 authority board, any votes taken by a local housing authority and any votes taken by a town with  
2745 respect to a local housing authority between August 6, 2014 and the effective date of this act are  
2746 hereby ratified, validated and confirmed

2747 SECTION 106. The Massachusetts marketing partnership shall issue a report not later  
2748 than July 1, 2021, on the feasibility of hosting a competitive Union Cycliste International  
2749 America Tour or Union Cycliste International World Tour multi-stage racing event in the  
2750 commonwealth. The report shall include, but not be limited to, potential dates to host such an  
2751 event, potential routes that maximize the various natural terrains in the commonwealth and areas  
2752 that highlight the history of the commonwealth, potential revenues to the commonwealth,  
2753 potential tourism impact surrounding the event, potential economic development to  
2754 municipalities and local jobs as a result of the event, potential costs to the commonwealth, steps  
2755 to be taken and costs associated with bidding on and securing such an event on the Union  
2756 Cycliste International calendar and any state or local laws, regulations or ordinances that may  
2757 affect the hosting of such an event.

2758 SECTION 107. (a) There shall be a special commission on telecommuting to evaluate  
2759 and study the impact of telecommuting on employees of the commonwealth.

2760 (b) The commission shall consist of: the senate and house chairs of the joint committee  
2761 on state administration and regulatory oversight, who shall serve as co-chairs; 2 members  
2762 appointed by the president of the senate, 1 of whom shall be from legislative information  
2763 services; 1 member appointed by the speaker of the house of representatives; 2 members  
2764 appointed by the governor from the executive branch; the secretary of administration and finance

2765 or their designee; the secretary of technology services and security or their designee; the chief  
2766 human resources officer of the human resources division; the secretary of energy and  
2767 environmental affairs; 1 member appointed by the attorney general; 1 member appointed by the  
2768 state treasurer; 1 member appointed by the state secretary; 1 member appointed by the state  
2769 auditor; 1 member appointed by the Service Employees International Union; and 1 member  
2770 appointed by the National Association of Government Employees.

2771 (c) Not later than December 1, 2021, the commission shall file a report of its analysis and  
2772 recommendations regarding the efficacy of telecommuting to the clerks of the senate and the  
2773 house of representatives, the joint committee on state administration and regulatory oversight,  
2774 the office of the senate president, the office of the speaker of the house and the office of the  
2775 governor.

2776 The report shall include, but not be limited to: (i) both the costs and potential cost savings  
2777 associated with working remotely; (ii) the information technology requirements needed to allow  
2778 remote work; (iii) the effect of remote work on employee productivity, recruitment and retention  
2779 and; (iv) the environmental impact of telecommuting.

2780 SECTION 108. (a) There shall be an industrial mill building revitalization task force to  
2781 stimulate the re-development, rehabilitation and revitalization of industrial mill buildings and  
2782 surrounding areas in the commonwealth. The task force shall: (i) review current laws and  
2783 regulations beneficial to the revitalization of mill buildings and surrounding areas, including, but  
2784 not limited to, federal and state tax incentives and renewable energy production; (ii) create a list  
2785 of existing mill buildings in the commonwealth, their locations, whether they are active or  
2786 inactive and current uses, if applicable; (iii) investigate potential new uses for mill buildings

2787 based on market conditions that increase economic development; (iv) identify strategies to  
2788 improve mill building energy efficiency and prevent further structural and environmental  
2789 degradation; (v) explore innovative permitting processes, zoning regulations and building codes  
2790 to encourage redevelopment; and (vi) consider any other action in furtherance of its purpose.

2791 (b) The task force shall consist of: the secretary of housing and economic development or  
2792 a designee, who shall serve as chair; the secretary of energy and environmental affairs or a  
2793 designee; the chairs of the joint committee on economic development and emerging technologies  
2794 or their designees; the director of the Massachusetts Development Finance Agency or a designee;  
2795 2 members of the house of representatives who represent communities with mill buildings; 2  
2796 members of the senate who represent communities with mill buildings; the director of the  
2797 Massachusetts clean energy center or a designee; 2 residents of the commonwealth appointed by  
2798 the chair who own mill buildings, 1 of which is active and 1 of which is inactive; 1  
2799 representative of a utility company in the commonwealth appointed by the chair; 1 representative  
2800 from an economic development organization appointed by the chair; and 3 representatives of  
2801 planning organizations in the commonwealth appointed by the chair, 1 of whom shall be from  
2802 the western region of the state, 1 of whom shall be from the central region of the state and 1 of  
2803 whom shall be from the eastern region of the state.

2804 (c) The task force shall submit its report and recommendations, together with drafts of  
2805 legislation to carry its recommendations into effect, to the joint committee on economic  
2806 development and emerging technologies and the clerks of the house of representatives and the  
2807 senate not later than August 1, 2021.



2808 SECTION 109. The commonwealth health insurance connector shall study and provide a  
2809 plan to assist small businesses with the cost of increased health insurance premium costs during  
2810 the public health emergency caused by the 2019 novel coronavirus pandemic, also known as  
2811 COVID-19, and for the 12 months following the termination of all emergency declarations by  
2812 the governor relative to COVID-19 of any and all existing emergency declarations related  
2813 thereto. The connector shall recommend a plan that is fair, transparent and accounts for  
2814 differences in the size and need of employers eligible for assistance. Not later than October 1,  
2815 2020, the commonwealth health insurance connector shall file its report with the clerks of the  
2816 senate and house of representatives, the joint committee on health care financing and the house  
2817 and senate committees on ways and means.

2818 SECTION 110. There shall be a special legislative commission to review and investigate  
2819 the unique challenges facing the housing market for year-round residents and families in the  
2820 counties of Barnstable, Dukes and Nantucket. The commission shall consist of: 4 members  
2821 appointed by the senate president, 1 of whom shall represent a housing advocacy organization in  
2822 the commonwealth and 1 of whom shall represent the Cape Cod and Islands Association of  
2823 Realtors, Inc.; 4 members appointed by the speaker of the house of representatives, 1 of whom  
2824 shall be a member of a union representing health care workers and 1 of whom shall be a planning  
2825 director for a municipality; the chief executive officer of the Cape Cod Chamber of Commerce  
2826 or their designee; the chief executive officer of the Martha's Vineyard Chamber of Commerce,  
2827 Inc., or their designee; the chief executive officer of the Nantucket Chamber of Commerce or  
2828 their designee; the executive director of the Cape Cod commission or their designee; the  
2829 executive director of the Martha's Vineyard commission or their designee; the town manager of  
2830 Nantucket or their designee; the chief executive officer of the Housing Assistance Corporation or

2831 their designee; the executive director of the Island Housing Trust Corporation or their designee;  
2832 the executive director of Housing Nantucket or their designee. An appointee of the senate  
2833 president and an appointee of the speaker shall be appointed to serve as co-chairs.

2834         The commission shall: (i) review the housing challenges facing year-round families  
2835 within the counties of Barnstable, Dukes and Nantucket; (ii) study unique solutions that could be  
2836 applied within the counties of Barnstable, Dukes and Nantucket to build more affordable and  
2837 workforce housing; (iii) study policy solutions that include, but are not limited to, allowance of  
2838 tiny homes, the building of special housing developments for municipal employees and the  
2839 allowance of a local option transfer fee on certain real estate transactions; and (iv) draft proposed  
2840 policy changes to the legislature for the creation of legislation and to the department of housing  
2841 and community development for potential regulatory change.

2842         The task force shall file a report of its findings and recommendations, together with drafts  
2843 of legislation necessary to carry those recommendations into effect, with the clerks of the senate  
2844 and the house of representatives, the senate and house committees on ways and means and the  
2845 joint committee on housing not later than July 31, 2021.

2846         SECTION 111. Notwithstanding any general or special law to the contrary, to meet the  
2847 expenditures necessary in carrying out section 2, the state treasurer shall, upon receipt of a  
2848 request by the governor, issue and sell bonds of the commonwealth in an amount to be specified  
2849 by the governor from time to time but not exceeding, in the aggregate, \$315,033,000. All bonds  
2850 issued by the commonwealth, as aforesaid, shall be designated on their face “Commonwealth  
2851 Economic Development Act of 2020” and shall be issued for a maximum term of years not  
2852 exceeding 30 years as the governor may recommend to the general court pursuant to section 3 of

2853 Article LXII of the Amendments to the Constitution of the Commonwealth; provided, however,  
2854 that all such bonds shall be payable not later than June 30, 2055. All interest and payments on  
2855 account of principal on such obligations shall be payable from the General Fund. Bonds and  
2856 interest thereon issued under the authority of this section shall, notwithstanding any other  
2857 provision of this act, be general obligations of the commonwealth.

2858 SECTION 112. Notwithstanding any general or special law to the contrary, to meet the  
2859 expenditures necessary in carrying out section 2A, the state treasurer shall, upon receipt of a  
2860 request by the governor, issue and sell bonds of the commonwealth in an amount to be specified  
2861 by the governor from time to time but not exceeding, in the aggregate, \$140,000,000. All bonds  
2862 issued by the commonwealth, as aforesaid, shall be designated on their face “Commonwealth  
2863 Economic Development Act of 2020” and shall be issued for a maximum term of years not  
2864 exceeding 30 years as the governor may recommend to the general court pursuant to section 3 of  
2865 Article LXII of the Amendments to the Constitution of the Commonwealth; provided, however,  
2866 that all such bonds shall be payable not later than June 30, 2055. All interest and payments on  
2867 account of principal on such obligations shall be payable from the General Fund. Bonds and  
2868 interest thereon issued under the authority of this section shall, notwithstanding any other  
2869 provision of this act, be general obligations of the commonwealth.

2870 SECTION 113. The secretary of administration and finance shall establish the fees  
2871 required under chapter 93L of the General Laws not later than December 31, 2020.

2872 SECTION 114. Section 3 of chapter 93N of the General Laws shall not apply to a  
2873 consumer debt for which the cause of action arose before January 1, 2020; provided, however,  
2874 that subsection (b) of said section 3 of said chapter 93N shall apply to payments made after the

2875 effective date of this act; provided further, that subsection (b) of section 6 of said chapter 93N  
2876 shall not apply to a contract, including a consumer form contract, that is in effect before January  
2877 1, 2020.

2878 SECTION 115. The first report required under section 35 of chapter 12 of the General  
2879 Laws shall be submitted not later than January 1, 2022.

2880 SECTION 116. Sections 3, 5, 6 and 7 shall take effect on January 1, 2022.

2881 SECTION 117. Sections 8 and 23 shall take effect on January 1, 2021.

2882 SECTION 118. Sections 40 to 47, inclusive, and sections 52, 53, 55 and 56 shall apply to  
2883 tax years beginning on or after January 1, 2021.

2884 SECTION 119. Chapter 93L of the General Laws shall take effect on January 1, 2021.

2885 SECTION 120. Chapter 93N of the General Laws, section 89 and section 114 shall take  
2886 effect on January 1, 2021.

2887 SECTION 121. Sections 64 to 66, inclusive, and sections 102 to 105, inclusive, shall take  
2888 effect 120 days from the effective date of this act.

2889 SECTION 122. Section 70 shall take effect on January 1, 2023.

2890 SECTION 123. Section 4G of chapter 175 of the General Laws shall apply to all policies  
2891 issued on or after January 1, 2021.

2892 SECTION 124. Sections 84 and 85 shall take effect on January 1, 2021.