

# HOUSE . . . . . No. 4046

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## The Commonwealth of Massachusetts

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PRESENTED BY:

*Mike Connolly*

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*To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:*

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act facilitating local approval of inclusionary zoning.

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PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Mike Connolly</i>	<i>26th Middlesex</i>	<i>2/19/2021</i>

# HOUSE . . . . . No. 4046

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By Mr. Connolly of Cambridge, a petition (accompanied by bill, House, No. 4046) of Mike Connolly relative to local approval of inclusionary zoning. Municipalities and Regional Government.

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## The Commonwealth of Massachusetts

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In the One Hundred and Ninety-Second General Court  
(2021-2022)  
\_\_\_\_\_

An Act facilitating local approval of inclusionary zoning.

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

1           Section 5 of Chapter 40A of the General Laws is amended by inserting in paragraph 5 the  
2 following after “in accordance with section 3 of chapter 40R.”:-

3           (5) an inclusionary zoning ordinance or bylaw. As used in this paragraph the term  
4 “inclusionary zoning” shall mean a residential subdivision or a multi-unit residential project of a  
5 size to be determined by the municipality; and provided further, that a certain percentage of such  
6 subdivision or project’s dwelling units or net floor area, as determined by the municipality, shall  
7 be reserved for the construction of dwelling units permanently affordable for occupancy to  
8 persons whose household income does not exceed a municipally determined per cent of such  
9 municipality’s area median income as such income is determined by the federal department of  
10 Housing and Urban Development.