

**HOUSE . . . . . No. 1431**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

*Lenny Mirra and James M. Kelcourse*

*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 to increase access and financing for smart growth developments.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Lenny Mirra</i>	<i>2nd Essex</i>	<i>2/18/2021</i>
<i>James M. Kelcourse</i>	<i>1st Essex</i>	<i>2/18/2021</i>

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By Messrs. Mirra of Georgetown and Kelcourse of Amesbury, a petition (accompanied by bill, House, No. 1431) of Lenny Mirra and James M. Kelcourse for legislation to increase access and financing for smart growth developments. Housing.

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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 to increase access and financing for smart growth developments.

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

1           SECTION 1. Section 6 of Chapter 40R, as appearing most recently in the 2018 Official  
2 Edition, is hereby amended by striking the word “shall” the first and fourth time it appears, and  
3 inserting in place thereof the following word:- may

4           SECTION 2. Section 9 of Chapter 40R, as so appearing, is hereby amended by striking  
5 the figure “\$10,000” and putting in place thereof the following new figure:- \$20,000

6           SECTION 3. Said section of said chapter, as so appearing, is hereby further amended by  
7 striking the figure “\$75,000” and putting in place thereof the following new figure:- \$150,000

8           SECTION 4. Said section of said chapter, as so appearing, is hereby further amended  
9 “\$200,000” and putting in place thereof the following new figure:- \$400,000

10          SECTION 5. Said section of said chapter, as so appearing, is hereby further amended  
11 “\$350,000” and putting in place thereof the following new figure:- \$700,000

12 SECTION 6. Said section of said chapter, as so appearing, is hereby further amended  
13 “\$600,000” and putting in place thereof the following new figure:- \$1,200,000

14 SECTION 7. Said section of said chapter, as to appearing, is hereby further amended by  
15 inserting at the end thereof the following new words:-

16 (d) The commonwealth shall pay from the trust fund or other funds from appropriations  
17 or other money authorized by the general court a one-time transit-oriented-development bonus  
18 payment to each city or town who develops new units within one half of a square mile from any  
19 transit stop within said city or town. This payment shall be \$3,000 for each housing unit of new  
20 construction created within this district. The amount due shall be paid on a unit-by-unit basis in  
21 accordance with department regulations, upon submission by a city or town of proof of issuance  
22 of a building permit for a particular housing unit or units within the district.