

HOUSE No. 1358

The Commonwealth of Massachusetts

PRESENTED BY:

Lenny Mirra

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>1/12/2023</i>

HOUSE No. 1358

By Representative Mirra of Georgetown, a petition (accompanied by bill, House, No. 1358) of Lenny Mirra for legislation to increase access and financing for smart growth developments. Housing.

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE HOUSE, NO. 1431 OF 2021-2022.]

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Third General Court
(2023-2024)**

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 of the General Laws, as appearing in the 2020
2 Official Edition, is hereby amended by striking the word “shall” the first and fourth time it
3 appears, and inserting in place thereof the following word:- may

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

6 SECTION 3. Said section 9 of said chapter 40R, as so appearing, is hereby further
7 amended by striking, in line 11, the figure “\$75,000” and inserting in place thereof the following
8 new figure:- \$150,000

9 SECTION 4. Said section 9 of said chapter 40R, as so appearing, is hereby further
10 amended by striking, in line 12, the figure “\$200,000” and inserting in place thereof the
11 following new figure:- \$400,000

12 SECTION 5. Said section 9 of said chapter 40R, as so appearing, is hereby further
13 amended by striking, in line 13, the figure “\$350,000” and inserting in place thereof the
14 following new figure:- \$700,000

15 SECTION 6. Said section 9 of said chapter 40R, as so appearing, is hereby further
16 amended by striking, in line 14, the figure “\$600,000” and inserting in place thereof the
17 following new figure:- \$1,200,000

18 SECTION 7. Said section 9 of said chapter 40R, as to appearing, is hereby further
19 amended by inserting at the end thereof the following new paragraph:-

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