

**HOUSE . . . . . No. 4805**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

***Rob Consalvo***

*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 relative to property tax classification in the city of Boston.**

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Rob Consalvo</i>	<i>14th Suffolk</i>	<i>6/18/2024</i>

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By Representative Consalvo of Boston, a petition (subject to Joint Rule 12) of Rob Consalvo (with the approval of the mayor and city council) relative to property tax classification in the city of Boston. Revenue. [Local Approval Received.]

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**The Commonwealth of Massachusetts**

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

An Act relative to property tax classification in the city of Boston.

*Whereas*, The deferred operation of this act would tend to defeat its purpose, which is to regulate the property tax classification limits in the City of Boston beginning in fiscal year 2025, therefore it is hereby declared to be an emergency law, necessary for the immediate preservation of the public convenience.

*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: Notwithstanding section IA of chapter 58 of the General Laws or any other  
2 general or special law to the contrary, the commissioner of revenue shall further adjust the  
3 minimum residential factor of the city of Boston determined under said section IA of said chapter  
4 58 for fiscal years 2025, 2026, 2027 and 2028, if adoption of such factor for any such year would  
5 result in the residential property class bearing a higher percentage of the total property tax levy  
6 than the percentage of the total property tax levy imposed on the residential property class than  
7 in the prior fiscal year. The new minimum residential factor for such year shall be (a) for fiscal  
8 year 2025, 45 per cent subject to such adjustment upward as may be required to provide that the  
9 percentage of the total tax levy imposed on any class of real or personal property shall not  
10 exceed 200 per cent of the full and fair cash valuation of the taxable property of the class divided

11 by the full and fair cash valuation of all taxable real and personal property in the city of Boston,  
12 (b) in fiscal year 2026, 47 per cent subject to such adjustment upward as may be fiscal year 2026,  
13 47 per cent subject to such adjustment upward as may be required to provide that the percentage  
14 of the total tax levy imposed on any class of real or personal property shall not exceed 197 per  
15 cent of the full and fair cash valuation of the taxable property of the class divided by the full and  
16 fair cash valuation of all taxable real and personal property in the city of Boston, (c) in fiscal  
17 year 2027, 49 per cent subject to such adjustment upward as may be required to provide that the  
18 percentage of the total tax levy imposed on any class of real or personal property shall not  
19 exceed 190 per cent of the full and fair cash valuation of the taxable property of the class divided  
20 by the full and fair cash valuation of all taxable real and personal property in the city of Boston, (  
21 d) in fiscal year 2028, 50 per cent subject to such adjustment upward as may be required to  
22 provide that the percentage of the total tax levy imposed on any class of real or personal property  
23 shall not exceed 183 per cent of the full and fair cash valuation of the taxable property of that  
24 class divided by the full and fair cash valuation of all taxable real and personal property in the  
25 city of Boston, ( e) in fiscal year 2029 and thereafter, the determination of the minimum  
26 residential factor shall be conducted in accordance with the provisions detailed in section IA of  
27 chapter 58. Payments made under section 38H of chapter 59 of the General Laws, and similar  
28 provisions of special acts, that are included in the tax levy for purposes of determining the  
29 minimum residential factor under said section 1 A of said chapter 58 shall be so included in the  
30 determination of any factor under this section.

31 SECTION 2: (a) The city of Boston may elect to apply the original identified schedule or  
32 an alternative implementation schedule where the original years of 2025, 2026, 2027, 2028 and

33 2029 would be substituted with (i) 2026, 2027, 2028, 2029, 2030 respectively, or (ii) 2027, 2028,  
34 2029, 2030, 2031 respectively.

35 (b) The schedule election in Section 2(a) would be made upon notification to the  
36 Department of Revenue during the rate setting process of the first year of the schedule that the  
37 City of Boston is electing to implement. Once a schedule selection is made it may not be  
38 changed.