

**HOUSE . . . . . No. 237**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

***Jeffrey Rosario Turco and 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 housing production.**

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Jeffrey Rosario Turco</i>	<i>19th Suffolk</i>	<i>1/18/2023</i>
<i>Rob Consalvo</i>	<i>14th Suffolk</i>	<i>1/18/2023</i>
<i>Paul J. Donato</i>	<i>35th Middlesex</i>	<i>1/30/2023</i>
<i>Christopher M. Markey</i>	<i>9th Bristol</i>	<i>2/1/2023</i>
<i>Tackey Chan</i>	<i>2nd Norfolk</i>	<i>2/1/2023</i>
<i>Jessica Ann Giannino</i>	<i>16th Suffolk</i>	<i>2/8/2023</i>
<i>Paul McMurtry</i>	<i>11th Norfolk</i>	<i>2/10/2023</i>
<i>Thomas M. Stanley</i>	<i>9th Middlesex</i>	<i>2/15/2023</i>
<i>Bradley H. Jones, Jr.</i>	<i>20th Middlesex</i>	<i>4/10/2023</i>
<i>Patrick M. O'Connor</i>	<i>First Plymouth and Norfolk</i>	<i>5/8/2023</i>

**HOUSE . . . . . No. 237**

By Representatives Turco of Winthrop and Consalvo of Boston, a petition (accompanied by bill, House, No. 237) of Jeffrey Rosario Turco, Rob Consalvo and others relative to smart growth housing production. Community Development and Small Businesses.

**The Commonwealth of Massachusetts**

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

An Act relative to housing production.

*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 9 of Chapter 40R of the Massachusetts General Laws, is hereby  
2 amended, in Subsection A, by striking out the following figures: \$10,000; \$75,000; \$200,00;  
3 \$350,000 and \$600,000, and inserting in place thereof, the following figures:

4 “\$25,000”, “\$150,000”, “\$400,000”, “\$700,000” and “\$1,200,000”

5 SECTION 2. Section 9 of Chapter 40R of the General Law, is hereby amended, in Lines  
6 19 and 20 of Subsection B, by striking the figure \$3,000, and inserting in place thereof, the  
7 following:’

8 “\$50,000”

9 SECTION 3. Section 12 of Chapter 40R of the General Laws is hereby amended by  
10 inserting in line 3, after the word “review”, the following words:-

11 “, including but not limited to an analysis of the incentive payments, in Section 9, to  
12 determine that those payments are consistent with housing costs per the Consumer Price Index.”

13 SECTION 4. Subparagraph (9) of paragraph (a) of part B of section 3 of chapter 62 of the  
14 General Laws, as appearing in the 2018 Official Edition, is hereby amended by striking out the  
15 figure “\$3,000”, in line 109, and inserting in place thereof the following figure:- \$6,000.

16 SECTION 5. Section 6 of said chapter 62, as amended by section 57 of chapter 358 of the  
17 acts of 2020, is hereby amended by adding the following subsection:-

18 (x) a taxpayer who pays rent for their principal place of residence and such residence is  
19 located in the commonwealth shall be allowed a credit against the taxes imposed by the chapter  
20 if the taxpayer’s Part B adjusted gross income is not more than \$50,000. The credit shall be an  
21 amount equal to 5 per cent of 50 per cent of the total rent paid by the taxpayer in excess of  
22 \$12,000; provided, however, that the credit shall not exceed \$200 for a single person, spouse or a  
23 person that qualifies as head of household under section 2(b) of the Code.

24 SECTION 6. Section 6 of Chapter 62 of the General Laws is hereby amended by  
25 inserting after subsection (t) the following subsection:-

26 (u)(1) As used in this subsection, the following words shall have the following meanings:

27 “Qualified residential rental property,” any unsubsidized residential rental property.

28 “Qualified rental unit,” a tenant-occupied unit in a qualified residential property with a  
29 rent including utilities that does not exceed the High HOME Rent for the jurisdiction as defined  
30 by the United States Department of Housing and Urban Development (“HUD”). Units rented to  
31 immediate family members or dependents of the owner are not eligible for the credit.

32           (2) Any Massachusetts resident who is an owner of a qualified residential rental property  
33 located in the commonwealth who is not a dependent of another taxpayer shall be allowed a  
34 credit of up to (\$6000) for each qualified rental unit. The credit shall be prorated by the number  
35 of months the qualified unit is rented to a qualified household. Joint owners of a residential  
36 property shall share any credit available to the property under this subsection in the same  
37 proportion as their ownership interest.

38           Any taxpayer entitled to this credit for any taxable year, the amount of which exceeds his  
39 total tax due for the then current taxable year, may carry over the excess amount, as reduced  
40 from year to year, and apply it to his tax liability for any one or more of the next succeeding  
41 three taxable years; provided, however, that in no taxable year may the amount of the credit  
42 allowed exceed the total tax due of the taxpayer for the relevant taxable year.

43           SECTION 7. This act shall take effect for tax years beginning on or after January 1,  
44 2024.

45           SECTION 8. Notwithstanding any other section of the law to the contrary, no later than  
46 10 years after the date of enactment, the increased incentives, as identified in section 1 and  
47 section 2, shall revert back to their original figures.