

**SENATE . . . . . No. 897**

**The Commonwealth of Massachusetts**

PRESENTED BY:

***Jacob R. Oliveira***

*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 allowing movable tiny houses as permanent residential dwellings and accessory dwelling units.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	
<i>Jacob R. Oliveira</i>	<i>Hampden, Hampshire and Worcester</i>	
<i>Lenny Mirra</i>	<i>2nd Essex</i>	
<i>Lydia Edwards</i>	<i>Third Suffolk</i>	<i>2/2/2023</i>
<i>Joseph D. McKenna</i>	<i>18th Worcester</i>	<i>2/8/2023</i>
<i>Patricia A. Duffy</i>	<i>5th Hampden</i>	<i>2/8/2023</i>
<i>Patrick M. O'Connor</i>	<i>First Plymouth and Norfolk</i>	<i>2/10/2023</i>
<i>Brian M. Ashe</i>	<i>2nd Hampden</i>	<i>2/13/2023</i>
<i>John J. Cronin</i>	<i>Worcester and Middlesex</i>	<i>2/15/2023</i>
<i>Joanne M. Comerford</i>	<i>Hampshire, Franklin and Worcester</i>	<i>2/23/2023</i>
<i>Julian Cyr</i>	<i>Cape and Islands</i>	<i>2/23/2023</i>
<i>Anne M. Gobi</i>	<i>Worcester and Hampshire</i>	<i>2/23/2023</i>
<i>Bruce E. Tarr</i>	<i>First Essex and Middlesex</i>	<i>3/9/2023</i>
<i>Jonathan D. Zlotnik</i>	<i>2nd Worcester</i>	<i>3/16/2023</i>
<i>Aaron L. Saunders</i>	<i>7th Hampden</i>	<i>3/21/2023</i>
<i>John C. Velis</i>	<i>Hampden and Hampshire</i>	<i>4/11/2023</i>
<i>Michael D. Brady</i>	<i>Second Plymouth and Norfolk</i>	<i>4/27/2023</i>
<i>Paul W. Mark</i>	<i>Berkshire, Hampden, Franklin and</i>	<i>5/4/2023</i>

	<i>Hampshire</i>	
<i>Andres X. Vargas</i>	<i>3rd Essex</i>	<i>6/13/2023</i>
<i>James B. Eldridge</i>	<i>Middlesex and Worcester</i>	<i>6/21/2023</i>
<i>David F. DeCoste</i>	<i>5th Plymouth</i>	<i>7/27/2023</i>
<i>Shirley B. Arriaga</i>	<i>8th Hampden</i>	<i>8/2/2023</i>
<i>Ryan M. Hamilton</i>	<i>15th Essex</i>	<i>10/27/2023</i>
<i>Carol A. Doherty</i>	<i>3rd Bristol</i>	<i>12/6/2023</i>
<i>Kristin E. Kassner</i>	<i>2nd Essex</i>	<i>12/11/2023</i>

**SENATE . . . . . No. 897**

By Mr. Oliveira, a petition (accompanied by bill, Senate, No. 897) of Jacob R. Oliveira, Lenny Mirra, Lydia Edwards, Joseph D. McKenna and other members of the General Court for legislation to allow movable tiny houses as permanent residential dwellings and accessory dwelling units. Housing.

**The Commonwealth of Massachusetts**

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

An Act allowing movable tiny houses as permanent residential dwellings and accessory dwelling units.

*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 1A of chapter 40A of the General Laws, as amended by chapter 358  
2 of the acts of 2020, is hereby further amended by inserting after the definition of “MBTA  
3 community” the following definition:-

4 “Movable tiny house”, a transportable dwelling unit built on a frame or chassis with not  
5 more than 400 square feet, excluding lofts, projections from bay windows, open decks, porches  
6 or exterior utility and storage compartments, intended for residential use on an individual house  
7 lot where single-family dwellings are allowed or as an accessory dwelling unit; provided,  
8 however, that a “movable tiny house” shall be permanently affixed to a chassis approved by the  
9 Massachusetts Department of Transportation capable of carrying the total weight of the structure  
10 and the exterior width shall not exceed any dimension prohibited by the Massachusetts  
11 Department of Transportation for movement on a public way or highway; provided further, that a

12 “movable tiny house” shall be built in conformance with the regulations and standards of the  
13 state building code but shall not be required to have insulation in walls and floors exceeding R-  
14 13 or in ceilings exceeding R-18.

15 SECTION 2. Section 3 of said chapter 40A, as is hereby amended by adding the  
16 following 4 paragraphs:-

17 The Massachusetts Department of Transportation, registry of motor vehicles and the  
18 secretary of the commonwealth shall establish a new category for movable tiny houses. The  
19 registry of motor vehicles shall establish a process to apply for, issue and cancel certificates of  
20 title for movable tiny houses that meet all additional safety and equipment requirements  
21 established by the registry of motor vehicles; provided, however, that the registration fee for said  
22 certificates of titles for movable tiny houses and manufactured movable tiny houses shall be  
23 \$100.

24 A movable tiny house may be placed on a lot as defined in section 1A of chapter 40A of  
25 the General Laws and lived in for not less than 180 days before an on-site inspection; provided,  
26 however, that after 180 days, a movable tiny house shall be required to have an established  
27 address, energy and water source and wastewater system; provided further, that after 180 days,  
28 the authority having jurisdiction of said lot shall provide for the inspection of the moveable tiny  
29 house by a certified member of a third-party inspection agency and if the moveable tiny house  
30 meets the standards of the inspection a certificate of occupancy shall be issued.

31 Notwithstanding any general or special law to the contrary, a city or town may establish  
32 less restrictive rules and regulations than are permitted by this section; provided, however, that a

33 city or town shall not establish design criteria having the effect of excluding movable tiny  
34 houses.

35 A city or town may incentivize hosted parking of movable tiny houses with tax  
36 abatements or other tax incentives.