

HOUSE No. 1514

The Commonwealth of Massachusetts

PRESENTED BY:

James K. Hawkins

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 providing a buffer for manufactured home communities.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>James K. Hawkins</i>	<i>2nd Bristol</i>	<i>1/15/2025</i>
<i>Colleen M. Garry</i>	<i>36th Middlesex</i>	<i>2/14/2025</i>

HOUSE No. 1514

By Representative Hawkins of Attleboro, a petition (accompanied by bill, House, No. 1514) of James K. Hawkins and Colleen M. Garry relative to zoning ordinances in MBTA communities. Housing.

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE HOUSE, NO. 3940 OF 2023-2024.]

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Fourth General Court
(2025-2026)**

An Act providing a buffer for manufactured home communities.

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 3A.
- 2 1. Part 1, Title VII, Chapter 40A: Zoning, Section 3A: Definitions of Massachusetts
- 3 General Laws
- 4 2. “Section 3A. (a)(1) An MBTA community shall have a zoning ordinance or by-law
- 5 that provides for at least 1 district of reasonable size in which multi-family
- 6 housing is permitted as of right; provided, however, that such multi-family
- 7 housing shall be without age restrictions and shall be suitable for families with
- 8 children. For the purposes of this section, a district of reasonable size shall: (i)

9 have a minimum gross density of 15 units per acre, subject to any further
10 limitations imposed by section 40 of chapter 131 and title 5 of the state
11 environmental code established pursuant to section 13 of chapter 21A, and (ii) be
12 located not more than 0.5 miles from a commuter rail station, subway station,
13 ferry terminal or bus station, if applicable; and (iii) be located more than 0.2
14 miles from a 'Manufactured home'."