

**HOUSE . . . . . No. 2301**

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**The Commonwealth of Massachusetts**

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PRESENTED BY:

***Kristin E. Kassner***

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*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 local option zoning voting thresholds.

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PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Kristin E. Kassner</i>	<i>2nd Essex</i>	<i>1/16/2025</i>

**HOUSE . . . . . No. 2301**

By Representative Kassner of Hamilton, a petition (accompanied by bill, House, No. 2301) of Kristin E. Kassner relative to zoning voting thresholds. Municipalities and Regional Government.

[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE HOUSE, NO. 3552 OF 2023-2024.]

**The Commonwealth of Massachusetts**

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**In the One Hundred and Ninety-Fourth General Court  
(2025-2026)**  
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An Act relative to local option zoning voting thresholds.

*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 5 of chapter 40A of the General Laws, as appearing in the 2022 Official Edition,  
2 is hereby amended by striking out the following language: “no zoning ordinance or by-law or  
3 amendment thereto shall be adopted or changed except by a two-thirds vote of all the members  
4 of the town council, or of the city council where there is a commission form of government or a  
5 single branch, or of each branch where there are 2 branches, or by a two-thirds vote of a town  
6 meeting” and inserting in place thereof the following:-

7 “No zoning ordinance or by-law or amendment thereto shall be adopted or changed  
8 except by a two-thirds vote of all the members of the town council, or of the city council where  
9 there is a commission form of government or a single branch, or of each branch where there are  
10 two branches, or by a two-thirds vote of a town meeting. Except that the voting majority may be

- 11 changed to a simple majority vote; such change shall be made by the voting majority then in
- 12 effect and shall not become effective until 6 months have elapsed after the vote”