

HOUSE No. 2356

The Commonwealth of Massachusetts

PRESENTED BY:

Christopher J. Worrell

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 incentivizing inclusionary zoning.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Christopher J. Worrell</i>	<i>5th Suffolk</i>	<i>1/16/2025</i>

HOUSE No. 2356

By Representative Worrell of Boston, a petition (accompanied by bill, House, No. 2356) of Christopher J. Worrell relative to local approval of inclusionary zoning. Municipalities and Regional Government.

The Commonwealth of Massachusetts

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

An Act incentivizing inclusionary zoning.

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 5 of chapter 40A, as appearing in the 2022 Official Edition, is
2 hereby amended by adding the following paragraph:-

3 (5) An inclusionary zoning ordinance or by-law that requires not more than 13 per cent of
4 units be affordable; provided, however, that such zoning ordinance or by-law shall not unduly
5 constrain the production of housing in the area impacted by the inclusionary zoning ordinance or
6 by-law; provided further, that such ordinance or by-law shall require a density bonus; and
7 provided further, that the executive office of housing and livable communities may issue
8 guidelines or promulgate regulations consistent with this paragraph.