

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

---

**The Commonwealth of Massachusetts**

PRESENTED BY:

***David T. Vieira***

*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 encouraging smart growth and starter home zoning adoption.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>David T. Vieira</i>	<i>3rd Barnstable</i>	<i>1/14/2025</i>

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

[Pin Slip]

[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE HOUSE, NO. 241 OF 2023-2024.]

**The Commonwealth of Massachusetts**

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

An Act encouraging smart growth and starter home zoning adoption.

*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. Chapter 40R of the General Laws, as most recently amended by Chapter  
2 268 of the Acts of 2022, is hereby amended in section 9 by striking out subsections (a) and (b)  
3 and inserting in place thereof the following:-

4 (a) The commonwealth shall pay from the trust fund or other funds from appropriations  
5 or other money authorized by the general court a zoning incentive payment, according to the  
6 following schedule:

7 Projected Units of New Construction Payment

8 Up to 20 \$20,000

9 21 to 100 \$150,000

10           101 to 200 \$400,000

11           201 to 500 \$740,000

12           501 or more \$1,200,000

13           Subject to any conditions imposed by the department as a condition of approving a smart  
14 growth zoning district or starter home zoning district, the zoning incentive payment shall be  
15 payable upon confirmation of approval of the district by the department. The projected number  
16 of units shall be based upon the zoning adopted in the smart growth zoning district or starter  
17 home zoning district.

18           (b) The commonwealth shall pay from the trust fund or other funds from appropriations  
19 or other money authorized by the general court a one-time density bonus payment to each city or  
20 town with an approved smart growth zoning district and a one-time production bonus payment to  
21 each city or town with an approved starter home zoning district. This payment shall be \$6,000  
22 for each housing unit of new construction created in the smart growth zoning district and \$6,000  
23 for each housing unit of new

24 construction created in the starter home zoning district. The amount due shall be paid on  
25 a unit-by-unit basis in accordance with department regulations, upon submission by a city or  
26 town of proof of issuance of a building permit for a particular housing unit or units within the  
27 district.