

HOUSE No.

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>1/7/2025</i> |

HOUSE No.

[Pin Slip]

[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'."