

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

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**The Commonwealth of Massachusetts**

PRESENTED BY:

*Thomas M. Stanley*

*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 establishing a statewide affirmatively furthering fair housing framework.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Thomas M. Stanley</i>	<i>9th Middlesex</i>	<i>1/15/2025</i>

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

[Pin Slip]

[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE HOUSE, NO. 1375 OF 2023-2024.]

**The Commonwealth of Massachusetts**

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

An Act establishing a statewide affirmatively furthering fair housing framework.

*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 40A of the General Laws is hereby amended by inserting after  
2 section 17 the following section:-

3 Section 18. (a) As used in this section, the following terms shall, unless the context  
4 appears otherwise, have the following meanings:-

5 “Affirmatively further”, to take any action rationally related to promoting any attribute or  
6 attributes of fair housing.

7 “Fair housing”, housing that, among other attributes, is affordable, safe, decent, free of  
8 unlawful discrimination and accessible as required by chapter 151B or 42 U.S.C.A. §§ 1982 and  
9 3604.

10           “Large-scale development”, a condominium association or apartment building with 35 or  
11 more residential dwelling units.

12           (b) Any person who intends to construct a large-scale development shall complete a fair  
13 housing assessment in a form to be prescribed by the department of housing and community  
14 development. The fair housing assessment shall describe, at a minimum: (1) the projected impact  
15 of the development on fair housing, housing discrimination and displacement; and (2) how the  
16 proposed development would minimize harm and affirmatively further fair housing.

17           (c) Any person who intends to construct a large-scale development shall provide the fair  
18 housing assessment described in subsection (b) to the department of housing and community  
19 development and the municipality in which the construction will take place not later than 180  
20 days prior to the beginning of construction.

21           (d) The executive office of housing and liveable communities may issue fines for  
22 noncompliance with this section.

23           SECTION 2. The executive office of housing and liveable communities shall promulgate  
24 regulations in accordance with section 1, including a schedule of fines for noncompliance, not  
25 later than 60 days after the effective date of this act.