

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

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**The Commonwealth of Massachusetts**

PRESENTED BY:

*Mike Connolly*

*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 promoting the adoption of renewable energy for heating, cooling and hot water.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Mike Connolly</i>	<i>26th Middlesex</i>	<i>1/16/2025</i>

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

[Pin Slip]

[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE HOUSE, NO. 3678 OF 2023-2024.]

**The Commonwealth of Massachusetts**

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

An Act promoting the adoption of renewable energy for heating, cooling and hot water.

*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 3 the following new subsection:- No zoning ordinance or by-law shall prohibit or  
3 unreasonably regulate the installation of alternative and renewable energy systems for electricity,  
4 heating, cooling or hot water or the building of structures that facilitate the use of alternative and  
5 renewable energy systems for electricity, heating, cooling or hot water, except where necessary  
6 to protect the public health, safety or welfare.

7           Chapter 40A of the General Laws is hereby further amended by adding the following new  
8 subsection:- A municipality may require any person or entity that applies for a permit to build a  
9 new structure or for renovation of a portion of a building that is equal to or greater than 50 per  
10 cent of the building area or to replace a pre-existing structure to include as part of the application  
11 for planning board approval, if applicable, and otherwise for a building permit a plan that uses

12 alternative and renewable energy sources and an analysis of the feasibility and cost of installing  
13 such a system compared with a fossil fueled energy system.

14 SECTION 2. Section 23C of Chapter 184 of the General Laws is hereby amended by  
15 inserting after the words “use of” the following: (i) Section 23C of Chapter 184 of the General  
16 Laws is hereby further amended by inserting after the words “solar energy” the following: , or  
17 (ii) an alternative or renewable energy system, powered in whole or in part by the sun, wind,  
18 water, biomass, alcohol, or any renewable, non-depletable or recyclable fuel.

19 SECTION 3. Section 45B of Chapter 59 of the General Laws, is hereby amended by  
20 adding the following paragraph at the end:-Any heat pump system being utilized as a primary or  
21 auxiliary power system for the purpose of heating or otherwise supplying the energy needs of  
22 property taxable under this chapter; provided, however, that such exemption shall be allowed  
23 only for a period of twenty years from the date of the installation of such system or device.