

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

---

---

**The Commonwealth of Massachusetts**

PRESENTED BY:

*Andres X. Vargas and Manny Cruz*

*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 zero carbon renovation fund.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Andres X. Vargas</i>	<i>3rd Essex</i>	<i>1/14/2025</i>
<i>Manny Cruz</i>	<i>7th Essex</i>	<i>1/16/2025</i>

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

[Pin Slip]

**The Commonwealth of Massachusetts**

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

An Act establishing a zero carbon renovation fund.

*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 21A of the General Laws is hereby amended by inserting the  
2 following section:

3 Section 29. There shall be established and set up on the books of the commonwealth a  
4 fund to be known as the Zero Carbon Renovation Fund that shall be administered by the  
5 Executive Office of Energy and Environmental Affairs, in consultation with the Department of  
6 Energy Resources, the Massachusetts Clean Energy Technology Center, the Governor’s Office  
7 of Climate Innovation and Resilience, the Executive Office of Housing and Livable  
8 Communities, the Massachusetts School Building Authority, the Executive Office of Economic  
9 Development, the Massachusetts Housing Partnership Fund Board, and the Massachusetts  
10 Development Finance Agency, who shall expend the funds for costs associated with the  
11 renovation of existing buildings including Affordable housing as defined by section 38D of  
12 chapter 121B, homes rented or owned by low or moderate income households as defined by  
13 section 38D of chapter 121B, municipal buildings, including, but not limited to, public schools,

14 and small businesses with Massachusetts State Supplier Diversity Office Certifications to  
15 conduct "Zero Carbon Renovations" so that these buildings shall, to the maximum extent  
16 practicable: (i) be highly energy efficient; (ii) use all-electric heating, hot water, and cooking  
17 technologies; (iii) include on-site renewable energy generating sources; and (iv) be renovated  
18 with low-embodied carbon materials. Funds may also be expended as necessary for costs  
19 associated with the remediation of existing building conditions which must be addressed before a  
20 Zero Carbon Renovation can be completed. Such remediations may include but not be limited to  
21 mitigation of mold, asbestos, insect and animal infestation, lead paint, electric system upgrades  
22 to meet current code or facilitate building electrification, accessibility upgrades required for  
23 compliance with the Americans with Disabilities Act, and remediation of any structural issues  
24 related to accommodating the Zero Carbon Renovation. Said fund shall be available to buildings  
25 throughout the Commonwealth, while prioritizing Affordable housing and low or moderate  
26 income homes, public schools, and other buildings located in: (i) environmental justice  
27 communities, as defined in section 62 of chapter 30 and (ii) gateway cities, provided, however,  
28 that monies deposited in said fund shall, to the maximum extent feasible, be allocated and spent  
29 through existing programs supporting the aforementioned decarbonization activities. (There shall  
30 be credited to the fund all amounts that are transferred, or authorized to be transferred thereto, or  
31 directed to be deposited therein, and all amounts received as gifts, grants, or contributions for the  
32 purposes of the fund. Any money remaining in the fund at the close of a fiscal year shall not  
33 revert to the General Fund, but shall remain available for expenditure in subsequent fiscal years.

34 XXXX-XXXX For a reserve, as established in Section 29 of Chapter 21A of the General  
35 Laws, to support the renovation of existing buildings including affordable housing; homes of low  
36 or moderate income households; municipal buildings, including, but not limited to, public

37 schools; and small businesses with Massachusetts State Supplier Diversity Office Certifications,  
38 provided, however, that funds in this item shall be administered by the Executive Office of  
39 Energy and Environmental Affairs, in consultation with the Department of Energy Resources,  
40 the Massachusetts Clean Energy Technology Center, the Governor’s Office of Climate  
41 Innovation and Resilience, the Executive Office of Housing and Livable Communities, the  
42 Massachusetts School Building Authority, the Executive Office of Economic Development, the  
43 Massachusetts Housing Partnership Fund Board, and the Massachusetts Development Finance  
44 Agency, for Zero Carbon Renovations; provided further that not less than \$300,000,000 shall be  
45 transferred to the Zero Carbon Renovation Fund .....\$300,000,000