

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

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**The Commonwealth of Massachusetts**

PRESENTED BY:

*James Arciero*

*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 relative to the valuation of long term residences.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>James Arciero</i>	<i>2nd Middlesex</i>	<i>1/13/2025</i>
<i>Peter Barbella</i>		<i>1/13/2025</i>

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

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[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE HOUSE, NO. 2691 OF 2023-2024.]

**The Commonwealth of Massachusetts**

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

An Act relative to the valuation of long term residences.

*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 59 of the general laws is hereby amended by inserting after  
2 section 38, as appearing in the 2018 official edition, the following section:-

3 Section 38 1/2 In a city or town that accepts this section, the assessed valuation of real  
4 property owned by a person who has occupied said property for 30 years, shall be set at the  
5 valuation of the property pursuant to section 38 in the thirtieth year of domicile; provided,  
6 however, that said owner's income shall not exceed 100 percent of the area median income as  
7 determined by the federal Department of Housing and Urban Development; and provided  
8 further, that said owner shall not have more than \$100,000 in liquid assets, excluding the value  
9 of their domicile. Said valuation shall not increase unless and until the real property is sold or  
10 transferred.