

HOUSE No.

The Commonwealth of Massachusetts

PRESENTED BY:

Andres X. Vargas

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 to protect small lot ADUs.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Andres X. Vargas</i>	<i>3rd Essex</i>	<i>5/9/2025</i>
<i>Lydia Edwards</i>	<i>Third Suffolk</i>	<i>11/19/2025</i>

HOUSE No.

By Representative Vargas of Haverhill, a petition (subject to Joint Rule 12) of Andres X. Vargas for legislation to further regulate zoning for accessory dwelling units. Municipalities and Regional Government.

The Commonwealth of Massachusetts

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

An Act to protect small lot ADUs.

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 8 of Chapter 150 of the Acts of 2024 is hereby amended by removing the period
2 at the end of the sentence ending with “Chapter 64G” and adding:-

3 ;provided further that an accessory dwelling unit on a lot of not more than 10,000 square
4 feet shall be subject to no more than a five-foot side and rear setback, a five-foot separation
5 between detached structures, and shall be exempt from any lot coverage or open space
6 requirement.