

# HOUSE . . . . . No.

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OFFICE OF THE GOVERNOR  
**COMMONWEALTH OF MASSACHUSETTS**  
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(617) 725-4000

**MAURA T. HEALEY**  
GOVERNOR

**KIMBERLEY DRISCOLL**  
LIEUTENANT GOVERNOR

*April 16, 2026*

To the Honorable Senate and House of Representatives,

In November 2024, you enacted and I signed a law designed to keep the Massachusetts economy strong and competitive in a rapidly changing world. That statute, Mass Leads, provided nearly \$4 billion in capital authorizations for investments in key sectors and established other policy changes intended to help businesses grow and people succeed. Team Massachusetts, led by Secretary of Economic Development Eric Paley, has been hard at work implementing those programs for the last year and a half. That work is helping Massachusetts maintain its status as a global hub for higher education, research and development, and technological innovation.

The world has changed dramatically since Mass Leads became law in November 2024. We now have a federal government implementing policies that undermine higher education and research, putting our innovation economy at risk. That same federal government is pursuing policies that have introduced unprecedented uncertainty into the global economy and have exacerbated the affordability crisis we are feeling here in Massachusetts, just like everyone else around the country. And misguided federal policies are making it harder to attract and retain global talent to our state.

Today, I am filing for your consideration a bill that will help address these new challenges: An Act Relative to Massachusetts Winning Global Investment, Talent, and Innovation (“Mass Wins”). This bill builds on Mass Leads, providing limited new capital authorizations totaling \$305 million to ensure we can support key sectors such as defense, applied AI, robotics, quantum and others. I am also including new authorizations for investments in our downtowns and main streets to help our smaller businesses and the residents who support them. To ensure we are maintaining fiscal responsibility, we are proposing to remove more than \$250 million of existing authorizations.

The bill proposes several policy changes and new initiatives that will help businesses, entrepreneurs and employees, as well as cities and towns. One of the most important is a new initiative called “GlobalMass.” As the federal government turns its back on global partners and puts up new barriers to global trade, Massachusetts is uniquely positioned to attract and retain global investment and talent. Massachusetts is viewed as one of the world’s leading innovation economies and we must continue to welcome opportunity from across the globe. I am asking Secretary Paley to implement GlobalMass to encourage global investment in Massachusetts and help international companies establish a footprint here. In addition to the modest capital authorization to support global launchpads—sites where global companies can begin to make their future in Massachusetts—the bill directs the state’s Pension Reserves Investment Management Board to provide seed investment of at least \$50 million for a new fund designed to attract global institutional capital to fuel the Massachusetts innovation economy.

This bill will also make it easier to start a business in Massachusetts. For too long, we have had the highest fees of any state for establishing a new Limited Liability Company (LLC). This fee structure has a disproportionate impact on entrepreneurs from disadvantaged communities, who are less likely to have access to upfront capital and may find it hard to pay a \$500 filing fee on top of all the other costs of starting a small business. It is time to change that. This bill proposes reducing the initial filing fee from \$500 to \$100, and then gradually increase the annual filing fee over the first few years of a new entity’s existence. The lowered fees will apply only to the new businesses that need the help, not to LLCs formed to hold real estate or that otherwise have significant assets. This long-overdue update sends a strong signal that Massachusetts embraces entrepreneurship and is committed to making it easier to start a business.

We also know that small businesses are facing rising costs on all fronts, including on materials and energy. We are going to help by expanding eligibility for the existing small business energy tax exemption. The eligibility thresholds have not been updated since 2006. If my proposal is enacted, the energy tax exemption will be available to approximately 20,000 additional micro- and small businesses.

Retaining talent is another of my top priorities. It is clear we need to do more to keep the young people who come from all over the country and around the world to study at our colleges and universities. Mass Leads created a new tax credit for businesses that increase the number of internships offered to young people looking to start their career in Massachusetts. Unfortunately, we have not been able to make this tax credit available because it was tied to a revenue surplus that has not materialized. But we can’t wait any longer. This bill includes a provision to make the tax credit available starting in 2027.

The bill will also benefit workers by closing a loophole in our laws on noncompetition agreements, ensuring workers get fair compensation during the period when they are prohibited from working. Allowing workers to move from one opportunity to another with fewer

restrictions—while also allowing employers to enforce non-competes when they need to—isn't just a matter of basic fairness. It will help Massachusetts retain entrepreneurs who might otherwise start their business in a state where noncompetition agreements are restricted or banned.

We also know that high housing costs are contributing to our affordability crisis. During the past two years, we have made meaningful progress in addressing a housing shortage that has resulted from decades of under-production. This bill includes a number of provisions that will make it easier to build new housing. One provision will allow cities and towns to opt in to new rules that make it easier to convert commercial property to residential use. Another will clarify that the Board of Building Regulation and Standards can provide variances from the strictest of our nation-leading energy codes when relief is warranted. The bill will also codify the rules for local site plan approval to ensure more predictability for the housing and commercial uses that go through that process and authorize mayors of cities to propose changes to their city's zoning ordinances. I am also proposing to reform the way zoning changes are made in Devens to ensure the community's zoning bylaws can be amended in a timely way and enable the meaningful participation of Devens residents as well as surrounding municipalities.

The bill includes several provisions to help Secretary Paley and his team support business expansion in the state and attract companies to Massachusetts. Many of the states with which we compete allow their utility companies to offer discounted electricity rates. This bill will give Massachusetts the same tool, provided that the Department of Public Utilities determines the discounted rates will not increase costs for other ratepayers. I am also proposing several technical changes to our various business tax credit programs to make them more effective.

Finally, the bill includes a number of other changes to the law that will make it easier to do business and get things done: for example, by advancing electric grid innovation and deployment; requiring state licensing boards to waive redundant English proficiency testing for nurses; clarifying the kinds of entities that must be licensed as ticket sellers; allowing municipalities to pay for utility make-ready work consistent with standard industry practice; and reducing the burdens for licensed engineers to qualify for home inspector licensure.

These are just some of the key elements of this bill. Taken together, they reflect a focused effort to strengthen Massachusetts' competitiveness, support businesses and workers, and respond to a rapidly changing economic landscape at a time when federal actions are creating new uncertainty and putting our innovation economy at risk. We cannot afford to wait. I look forward to working with you to get this bill passed before the end of session.

Respectfully submitted,

Maura T. Healey,  
*Governor*

The Commonwealth of Massachusetts

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

An Act relative to Massachusetts winning global investment, talent, and innovation.

*Whereas*, The deferred operation of this act would tend to defeat its purpose, which is to forthwith finance improvements to the commonwealth's economic infrastructure, drive industry innovation, and promote economic opportunity and job creation, therefore it is hereby declared to be an emergency law, necessary for the immediate preservation of the public convenience.

*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. To provide for a program of community development, economic  
2 opportunities, support for local governments, increased industry innovation, job creation and the  
3 promotion of economic reinvestment through the funding of infrastructure improvements the  
4 sums set forth in section 2 for the several purposes and subject to the conditions specified in this  
5 act, are hereby made available, subject to the laws regulating the disbursement of public funds.  
6 These sums shall be in addition to any amounts previously authorized and made available for the  
7 purposes of those items. The sums set forth in section 2 shall be made available until June 30,  
8 2036.

9           SECTION 2.

10                                   EXECUTIVE OFFICE OF ECONOMIC DEVELOPMENT

Office of the Secretary

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7002-8079 For a capital grant program to be administered by the executive office of economic development to provide grants to private businesses that are constructing or expanding commercial, industrial or manufacturing facilities in the commonwealth which may include, but shall not be limited to: (i) the construction or expansion of facilities in a manner that eliminates or minimizes the use of fossil-fuel heating and cooling equipment, or incorporates other decarbonization measures that would not otherwise be incorporated into the facility design; (ii) the integration of design features that make a facility more resilient to the impacts of climate change, where such design features would not otherwise be economically feasible; and (iii) capital investments that support the creation of a significant number of new jobs in the commonwealth; provided, that the secretary of economic development shall issue program guidelines around the administration of the program which may include the administration of the program through a contract with the Massachusetts Development Finance Agency established in section 2 of chapter 23G of the General Laws, or any other appropriate quasi-governmental agency..... \$25,000,000

7002-8080 For the executive office of economic development to make grants to support the development and application of artificial intelligence technologies in strategically important sectors of the state’s economy including but not limited to life sciences, healthcare, advanced manufacturing, climatetech, quantum, defense technology, transportation and robotics; provided that grants may be made from this item to public entities, non-profit entities and private businesses; and provided further, that grant funding may be administered by the Massachusetts Technology Park Corporation, the Massachusetts Life Sciences Center, the Massachusetts

33 Technology Development Corporation, or the Massachusetts Clean Energy Technology  
34 Center..... \$75,000,000

35           7002-8081    For the executive office of economic development to provide capital  
36 grants to support the construction, fit-out, and improvement of one or more sites where early  
37 stage and high growth business ventures are encouraged to establish operations in the  
38 Commonwealth; provided that the executive office may contract with the Massachusetts  
39 Development Finance Agency, or other state authority as defined in section 1 of chapter 29, to  
40 administer the grants or other financial assistance from this line item .  
41 ..... \$20,000,000

42           7002-8082    For the executive office of economic development for investments in  
43 capital assets or public infrastructure that promote economic growth, job creation, and talent  
44 recruitment and retention in the defense sector, including to support innovation in defense-  
45 related technologies such as artificial intelligence, cybersecurity, robotics and autonomous  
46 systems, semiconductors and microelectronics, biosecurity, and advanced manufacturing;  
47 provided that grants from this line item may be made to public and private entities as determined  
48 by the executive office; and provided further that grant funding may be administered by the  
49 Massachusetts Technology Park Corporation, the Massachusetts Life Sciences Center, the  
50 Massachusetts Technology Development Corporation, the Massachusetts Development Finance  
51 Agency, and the Massachusetts Clean Energy Technology Center. .... \$100,000,000

52           7002-8084    For a competitive program to be administered by the Massachusetts  
53 Technology Park Corporation established in section 3 of chapter 40J of the General Laws to  
54 provide capital grants to support research and development of robotics technology including, but

55 not limited to, robotics incubation, testing, training, workforce development, research and  
56 development and commercialization activities; provided, that grants may be made to nonprofit  
57 entities, public or private universities or private business  
58 entities.....\$25,000,000

59           7002-8085    For a grant program to cities, towns, regional organizations whose  
60 membership is exclusively composed of municipal governments, municipal redevelopment  
61 authorities or agencies or quasi-governmental agencies to support economic development in  
62 Massachusetts, including, but not limited to, support for the vitality, activation, improvement,  
63 and competitiveness of downtowns, main streets, business districts, town centers, commercial  
64 corridors, cultural districts, and other walkable mixed-use areas; provided that the executive  
65 office of economic development shall establish program requirements through regulations or  
66 policy guidelines.....\$25,000,000

67           7002-8083    For the executive office of economic development to provide capital  
68 grants to support food science, agricultural enterprises, resilient and sustainable food innovation,  
69 food and agricultural technology, and related sectors; provided that the executive office may  
70 contract with the Massachusetts Development Finance Agency, or other state authority as  
71 defined in section 1 of chapter 29, to administer the grants from this  
72 item.....\$10,000,000

73           7002-8086    For the executive office of economic development to provide capital  
74 grants to enhance the arts, culture, and the creative economy in Massachusetts, including but not  
75 limited to grants to cities and towns for public realm and streetscape improvements that enhance  
76 downtown vibrancy, rehabilitation of historic districts, wayfinding and signage to support

77 cultural institutions, improvements to public gathering and performance spaces, and permanent  
78 public art installations; provided that the executive office may contract with the Massachusetts  
79 Development Finance Agency, or other state authority as defined in section 1 of chapter 29, to  
80 administer the grants from this item.....\$25,000,000

81 SECTION 3. Subsection (b) of section 204 of chapter 6 of the General Laws, as  
82 appearing in the 2024 Official Edition, is hereby amended by striking out, in lines 20 to 21, the  
83 words “but shall not serve for longer than 8 consecutive years”.

84 SECTION 4. Subsection (c) of section 16I of chapter 6A of the General Laws, as  
85 appearing in the 2024 Official Edition, is hereby amended by striking out, in line 13, the words  
86 “housing and”.

87 SECTION 5. Subsection (d) of said section 16I of said chapter 6A of the General Laws,  
88 as so appearing, is hereby amended by striking out, in line 20, the word “community” and  
89 inserting in place thereof the following word:- economic.

90 SECTION 6. Section 35FF of chapter 10 of the General Laws is hereby repealed.

91 SECTION 7. Subsection (b) of section 42 of chapter 23G of the General Laws, as  
92 appearing in the 2024 Official Edition, is hereby amended by striking out the second and third  
93 sentences of the definition of “Cultural facility” and inserting in place thereof the following  
94 sentence:- The term cultural facility may include, but shall not be limited to, museums, historical  
95 sites, zoos, aquariums, nature or science centers, theaters, concert halls, exhibition spaces,  
96 classrooms and auditoriums suitable for presentation of performing or visual arts; provided that  
97 municipally-owned buildings, structures or sites must have at least 50 per cent of their usable  
98 floor area or outside space dedicated to such use to qualify.

99 SECTION 8. Subsection (b) of section 5 of chapter 23I of the General Laws, as appearing  
100 in the 2024 Official Edition, is hereby amended by striking out, in line 37, the word “3F” and  
101 inserting in place thereof the following word:- 3C.

102 SECTION 9. Said subsection (b) of said section 5 of said chapter 23I, as so appearing, is  
103 hereby further amended by adding the following 2 sentences:-

104 The decision by the center to certify or deny certification of a life sciences company and  
105 the decision to award or deny any incentives pursuant to subsections (c) or (d), including but not  
106 limited to the amount of such award, and any conditions or limitations on such authorization,  
107 shall be decisions that are in the sole discretion of the center. Such decision by the center shall be  
108 final and shall not be subject to administrative appeal or judicial review pursuant to chapter 30A  
109 or give rise to any other cause of action or legal or equitable claim or remedy.

110 SECTION 10. Said section 5 of said chapter 23I of the General Laws, as so appearing, is  
111 hereby amended by striking out subsection (d) and inserting in place thereof the following  
112 subsection:-

113 (d) (1) There shall be established a life sciences tax incentive program. The center, in  
114 consultation with the department, may authorize incentives, including incentives carried forward  
115 or refunded pursuant to subsections (m), (n) and (r) of section 6 of chapter 62, paragraph 17 of  
116 section 30 of chapter 63, the second time it appears, section 31M of said chapter 63, the second  
117 time it appears, paragraph 6 of subsection (f) of section 38 of said chapter 63, subsection (k) of  
118 section 38M of said chapter 63, section 38U of said chapter 63, section 38V of said chapter 63,  
119 section 38W of said chapter 63, section 38CC of said chapter 63, the second paragraph of  
120 subsection (c) of section 42B of said chapter 63 and subsection (xx) of section 6 of chapter 64H

121 in a cumulative amount, including the current year cost of incentives allowed in previous years,  
122 that shall not exceed \$40,000,000 annually. The center may authorize incentives to a life  
123 sciences company that spans multiple years if the total amount of incentives due to be taken in  
124 any single calendar year does not exceed the applicable cap. The center shall determine the  
125 amount and type of any such incentive to authorize and the schedule on which those incentives  
126 may be claimed. The center may, in consultation with the department, limit any incentive to a  
127 specific dollar amount or time duration or in any other manner deemed appropriate by the  
128 department; provided, however, that the department shall only allocate any such incentives  
129 among commonwealth certified life sciences companies pursuant to subsection (b) and shall  
130 award such tax incentives pursuant to subsection (c).

131 The center shall provide an estimate to the secretary of administration and finance of the  
132 tax cost of extending benefits to a proposed project before certification, as approved by the  
133 commissioner of revenue, based on reasonable projections of project activities and costs. Tax  
134 incentives shall not be available to a certified life sciences company unless expressly granted by  
135 the secretary of administration and finance in writing.

136 (2) When authorizing incentives pursuant to subsection (d), the center shall require the  
137 certified life sciences company to execute a written agreement setting forth the terms and  
138 conditions on which the tax credits may be claimed. Such written agreement shall set forth the  
139 company's permanent new or retained full time employees, commitments over 1 or more years,  
140 set forth a schedule on which the credits may be claimed and other such terms or conditions as  
141 the center may in its discretion require. Such agreement may also, at the center's discretion, limit  
142 or restrict the right of the certified life sciences company to carry unused tax credits forward to  
143 subsequent tax years.

144 SECTION 11. Subsection (e) of said section 5 of said chapter 23I, as so appearing, is  
145 hereby amended by striking out the first 2 paragraphs and inserting in place thereof the following  
146 2 paragraphs:-

147 (1) Certification granted pursuant to subsection (b) shall be valid starting with the tax  
148 year in which certification is granted. Each certified life sciences company shall file an annual  
149 report with the center certifying whether the company has achieved the job commitments, met  
150 the specific targets established in the proposal pursuant to subclause (A) of clause (i) of  
151 subsection (b) and other material obligations or representations set forth in the written agreement  
152 pursuant to paragraph (2) of subsection (d).

153 (2) The certification of a life sciences company may be revoked by the center after an  
154 investigation and determination that representations made by the certified life sciences company  
155 in its certification proposal or written agreement pursuant to paragraph (2) of subsection (d) are  
156 materially at variance with the conduct of the life sciences company after receiving certification;  
157 provided, however, that the center shall review the certified life sciences company at least  
158 annually; provided, further, that the center shall have the discretion to determine whether the  
159 material variance shall result in revocation of a project certification, taking into account: (i) the  
160 conduct of the certified life sciences company subsequent to the project certification; (ii) the  
161 extent to which the material variance is the result of unforeseen conditions that are outside the  
162 control of the certified life sciences company; and (iii) other considerations as the center shall  
163 establish by policy. In the event the center revokes certification of a life sciences company, the  
164 center shall provide its reasons for the decision in writing to the secretary of administration and  
165 finance, the commissioner of revenue and the clerks of the house of representatives and the  
166 senate, who shall forward the same to the house and senate committees on ways and means, the

167 joint committee on revenue and the joint committee on economic development and emerging  
168 technologies. The center shall post these reasons on the internet for public access.

169 SECTION 12. Said subsection (e) of said section 5 of said chapter 23I, as so appearing, is  
170 hereby further amended by striking out paragraph (4) and inserting in place thereof the following  
171 2 paragraphs:-

172 (4) In connection with an award of refundable jobs credits pursuant to subsection (r) of  
173 section 6 of chapter 62 or section 38CC of chapter 63, if the center finds that the certified life  
174 sciences company is in material variance with the terms of the written agreement entered into  
175 under subsection (d)(2) then the center may rescind tax credits awarded but not yet claimed, and  
176 request that the department recapture tax credits already claimed. The center shall have  
177 discretion to provide the company with reasonable opportunity to cure the material variance and  
178 rescind or recapture tax credits in proportion to the company's compliance, as determined by the  
179 center. Tax credits shall be rescinded or recaptured by sending a written notice to the certified  
180 life sciences company and the department. Where applicable, the department shall recapture tax  
181 credits in accordance with subsection (r) of section 6 of chapter 62 or section 38CC of chapter  
182 63.

183 (5) Nothing in this subsection shall limit any legal remedies available to the  
184 commonwealth against any certified life sciences company.

185 SECTION 13. Subsection (f) of said section 5 of said chapter 23I of the General Laws, as  
186 so appearing, is hereby amended by striking out, in lines 149 to 150, the word "independent".

187 SECTION 14. Section 1 of chapter 23J of the General Laws, as appearing in the 2024  
188 Official Edition, is hereby amended by striking out the definition of “Fund” and inserting in  
189 place thereof the following definition:-

190 "Fund", the Climatetech Investment Fund established in section 15 of chapter 23J.

191 SECTION 15. Said section 1 of said chapter 23J, as so appearing, is hereby further  
192 amended by striking out the definition of “Trust fund.’

193 SECTION 16. Section 2 of said chapter 23J, as so appearing, is hereby amended by  
194 striking out, in lines 13 to 15, inclusive, the words “, in collaboration with the Massachusetts  
195 Renewable Energy Trust Fund established in section 4E of chapter 40J,”.

196 SECTION 17. Said section 2 of said chapter 23J, as so appearing, is hereby further  
197 amended by striking out the second paragraph.

198 SECTION 18. Section 3 of said chapter 23J, as so appearing, is hereby amended by  
199 striking out, in lines 65 to 66, the words “Massachusetts Alternative and Clean Energy  
200 Investment Trust Fund” and inserting in place thereof the following word:- fund.

201 SECTION 19. Subsection (a) of said section 3 of said chapter 23J, as so appearing, is  
202 hereby amended by striking out paragraphs (26) and (31).

203 SECTION 20. Section 5 of said chapter 23J, as so appearing, is hereby amended by  
204 striking out, in lines 16 to 19, inclusive, the words “and the trust fund over the previous fiscal  
205 year, the ability of the fund to meet the requirements in section 35FF of chapter 10 and the  
206 ability of the trust fund to meet the requirements in section 9” and inserting in place thereof the

207 following words:- over the previous fiscal year, the ability of the fund to meet the requirements  
208 in section 15.

209 SECTION 21. Section 9 of said chapter 23J of the General Laws is hereby repealed.

210 SECTION 22. Section 11 of said chapter 23J of the General Laws, as so appearing, is  
211 hereby amended by striking out, in lines 2 to 3, the words “the fund and the trust fund” and  
212 inserting in place thereof the following words:- any trust funds administered by the center under  
213 this chapter.

214 SECTION 23. Subsection (a) of section 15 of said chapter 23J of the General Laws, as so  
215 appearing, is hereby amended by striking out, in line 6, the words “and (iii)” and inserting in  
216 place thereof the following words:- (iii) all amounts collected under section 20 of chapter 25; and  
217 (iv).

218 SECTION 24. Subsection (b) of section 16 of said chapter 23J, so appearing, is hereby  
219 amended by adding the following 2 sentences:- The decision by the center to certify or deny  
220 certification of a climatetech company and the decision to award or deny any incentives pursuant  
221 to subsection (d), including without limitation the amount of such award, and any conditions or  
222 limitations on such authorization, shall be decisions that are in the sole discretion of the center.  
223 Such decision by the center shall be final and shall not be subject to administrative appeal or  
224 judicial review pursuant to chapter 30A or give rise to any other cause of action or legal or  
225 equitable claim or remedy.

226 SECTION 25. Subsection (c) of said section 16 of said chapter 23J, as so appearing, is  
227 hereby amended by striking out paragraph (1) and inserting in place thereof the following  
228 paragraph:-

229 (1) Certification granted pursuant to subsection (b) shall be valid starting with the tax  
230 year in which certification is granted. Each certified climatetech company shall file an annual  
231 report with the center certifying whether the company has achieved the job commitments, met  
232 the specific targets established in the proposal pursuant to clause (i) of subsection (b) and, if not,  
233 detailing its progress towards those targets, and other material obligations or representations set  
234 forth in the written agreement pursuant to paragraph (3) of subsection (d).

235 SECTION 26. Paragraph (2) of said subsection (c) of said section 16 of said chapter 23J,  
236 as so appearing, is hereby amended by inserting, in line 56, after the word “proposal” the  
237 following words:- or written agreement pursuant to paragraph (3) of subsection (d).

238 SECTION 27. Said subsection (c) of said section 16 of said chapter 23J, as so appearing,  
239 is hereby further amended by striking out paragraph (3) and inserting in place thereof the  
240 following 2 paragraphs:-

241 (3) In connection with an award of refundable jobs credits pursuant to subsection (hh) of  
242 section 6 of chapter 62 or section 38TT of chapter 63, if the center finds the certified climatetech  
243 company is in material noncompliance with the terms of the written agreement entered into  
244 under paragraph (3) of subsection (d) then the center may rescind tax credits awarded but not yet  
245 claimed, and request that the department recapture tax credits already claimed. The center shall  
246 have discretion to provide the company with reasonable opportunity to cure the material  
247 noncompliance and rescind or recapture tax credits in proportion to the company’s compliance,  
248 as determined by the center. Tax credits shall be rescinded or recaptured by sending a written  
249 notice to the certified climatetech company and the department. Where applicable, the

250 department shall recapture tax credits in accordance with subsection (hh) of section 6 of chapter  
251 62 or section 38TT of chapter 63.

252 (4) Nothing in this subsection shall limit any legal remedies available to the  
253 commonwealth against any certified climatetech company.

254 SECTION 28. Section (d) of said section 16 of said chapter 23J, as so appearing, is  
255 hereby amended by striking out paragraph (1) and inserting in place thereof the following  
256 paragraph:-

257 (1) The center, in consultation with the department of revenue, may authorize incentives,  
258 including those established in subsections (gg) and (hh) of section 6 of chapter 62, subsection (k)  
259 of section 38M of chapter 63, section 38RR of said chapter 63, section 38SS of said chapter 63,  
260 section 38TT of said chapter 63, the second paragraph of subsection (c) of section 42B of said  
261 chapter 63 and subsection (yy) of section 6 of chapter 64H, that shall not exceed \$30,000,000  
262 annually. The center may authorize incentives to a climatetech company that spans multiple  
263 years if the total amount of incentives due to be taken in any single calendar year does not  
264 exceed the applicable cap. The center shall determine the amount and type of any such incentive  
265 to authorize and the schedule on which those incentives may be claimed. The center, in  
266 consultation with the department of revenue, may limit the incentives to a specific dollar amount  
267 or time duration or in any other manner deemed appropriate by the department of revenue;  
268 provided, however, that the department of revenue shall only allocate the incentives among  
269 certified climatetech companies.

270 SECTION 29. Said section (d) of said section 16 of said chapter 23J, as so appearing, is  
271 hereby further amended by adding the following paragraph:-

272 (3) When authorizing incentives pursuant to subsection (d), the center shall require the  
273 certified climatetech company to execute a written agreement setting forth the terms and  
274 conditions on which the tax credits may be claimed. Such written agreement shall set forth the  
275 company's permanent new or retained full time employees, commitments over one or more  
276 years, set forth a schedule on which the credits may be claimed and other such terms or  
277 conditions as the center may in its discretion require. Such agreement may also, at the center's  
278 discretion, limit or restrict the right of the certified climatetech company to carry unused tax  
279 credits forward to subsequent tax years.

280 SECTION 30. Said chapter 23J of the General Laws, as so appearing, is hereby amended  
281 by adding the following section:-

282 Section 17. (a) Unless stated otherwise, the terms used in this section shall have the  
283 meaning defined in section 1 of chapter 164.

284 (b) As used in this section, unless the context clearly indicates otherwise, "gridtech  
285 solution" shall mean novel technologies, novel applications of technologies, and other innovative  
286 approaches, including but not limited to, novel retail rate designs, distributed energy resource  
287 wiring configurations or customer energy solutions.

288 (c) There shall be a gridtech deployment advisory board. Such board shall be tasked with  
289 (i) exploring opportunities for public-private partnerships to test or deploy at scale gridtech, (ii)  
290 facilitating connections between gridtech companies and relevant distribution companies, and  
291 (iii) identifying and proposing solutions to barriers in the existing practices of an electric  
292 company, as defined in section 1 of chapter 164, or the department of public utilities, provided  
293 such solutions are permissible under state law. The advisory board shall prioritize, where

294 appropriate, the deployment of gridtech that reduce electric distribution and transmission grid  
295 costs and support achievement of the statewide greenhouse gas emissions limits and sublimits  
296 under chapter 21N.

297 (d) The board established pursuant to subsection (c) shall be comprised of the chief  
298 executive officer of the Massachusetts clean energy technology center, or their designee, the  
299 commissioner of the department of energy resources, or their designee, the chair of the  
300 department of public utilities, or their designee, the secretary of the executive office of economic  
301 development, or their designee, 1 of whom shall be a representative from the body established  
302 under chapter 40G, 1 of whom shall be a representative from each electric company, as defined  
303 by section 1 of chapter 64, 1 of whom shall be a representative from the Massachusetts  
304 Municipal Wholesale Electric Company, 1 of whom shall be a representative from a municipal  
305 electric distribution company or an organization that represents municipal electric distribution  
306 companies, and 3 of whom representatives from organizations involved or familiar with the  
307 development, financing or implementation of gridtech solutions. The board shall be co-chaired  
308 by the chief executive officer of the Massachusetts clean energy technology center, or their  
309 designee, and a member of an electric company serving on the advisory board. All  
310 representatives shall, unless otherwise provided, be appointed by the chief executive officer of  
311 the Massachusetts clean energy technology center.

312 (e) The electric companies shall file for review and approval with the department of  
313 public utilities any process approved by the board to review, on an expedited basis, requests for  
314 limited waivers of prior department orders that will alleviate gridtech deployment barriers.

315 (f) The department shall approve any process filed under subsection (d) if it determines  
316 that such process is in the public interest, including but not limited to reducing electric grid costs  
317 and supporting achievement of the statewide greenhouse gas emissions limits and sublimits  
318 under chapter 21N.

319 (g) Annually, the board shall identify barriers to the deployment of discrete gridtech  
320 technologies and applications in existing utility practices and orders issued by the department of  
321 public utilities, as well as potential solutions to those barriers and, as applicable, limited waivers  
322 of department orders to alleviate the identified barriers. The electric companies shall seek  
323 approval from the department of any limited waivers identified and approved by the board so  
324 long as they are consistent with the process approved by the department under subsection (f).

325 (h) Nothing in this section shall preclude members of the board from testing, funding or  
326 scaling gridtech solutions outside of the processes outlined in this section.

327 SECTION 31. Section 20 of chapter 25 of the General Laws, as appearing in the 2024  
328 Official Edition, is hereby amended by striking out subsection (a) and inserting in place thereof  
329 the following subsection:-

330 (a) The department shall require a mandatory charge of 0.5 mill per kilowatt-hour for all  
331 electricity consumers, except those served by a municipal lighting plant which does not supply  
332 generation service outside its own service territory or does not open its service territory to  
333 competition at the retail level. All revenues generated by the mandatory charge shall be  
334 deposited into and expended in a manner consistent with the requirements of the Climatetech  
335 Investment Fund, established under section 15 of chapter 23J.

336 SECTION 32. Subsection (b) of said section 20 of said chapter 25, as so appearing, is  
337 hereby amended by striking out, in line 22, the words “Massachusetts Renewable Energy Trust”  
338 and inserting in place thereof the following words:- Climatetech Investment Fund.

339 SECTION 33. Said subsection (b) of said section 20 of said chapter 25, as so appearing,  
340 is hereby further amended by inserting, in line 24, after the words “subsidy from” the following  
341 words:- revenues from mandatory charges held by.

342 SECTION 34. Said subsection (b) of said section 20 of said chapter 25, as so appearing,  
343 is hereby further amended by striking out, in line 28, the word “collaborative” and inserting in  
344 place thereof the following words:- Massachusetts clean energy technology center.

345 SECTION 35. Section 1A of chapter 40A of the General Laws, as appearing in the 2024  
346 Official Edition, is hereby amended by inserting after the definition of “As of right” the  
347 following definition:-

348 “Bulk and height of structures”, the articulation and roof lines of structures; provided,  
349 however, that performance standards governing bulk and height of structures may not be more  
350 restrictive than the dimensional requirements set forth in the ordinance or by-law, nor require  
351 specific building materials. Articulation, as used herein, refers to the following strategies to  
352 address building massing: wall offsets, height variation, wall setbacks, accent lines, stepbacks or  
353 such other industry standard types of articulation as may be proposed by the petitioner.

354 SECTION 36. Said section 1A of said chapter 40A, as so appearing, is hereby further  
355 amended by inserting after the definition of “Permit granting authority” the following definition:-

356 “Site plan review”, the review and approval process under a municipality’s zoning  
357 ordinance or by-law that establishes criteria for the layout, safety and impacts of a proposed use  
358 or development, and whether a proposed use of land or structures is in compliance with  
359 reasonable performance standards as defined in section 7A; provided, however, that site plan  
360 review, and the performance standards applicable thereto, in connection with any protected use  
361 pursuant to section 3 or any other section of this chapter shall be limited to the extent required by  
362 the provisions of such section.

363 SECTION 37. Said chapter 40A of the General Laws, as so appearing, is hereby amended  
364 by inserting after section 3B the following section:-

365 Section 3C. (a) As used in this section, the following words shall, unless the context  
366 clearly requires otherwise, have the following meanings:-

367 “Adaptive reuse”, the conversion of an existing structure from the use for which it was  
368 constructed to multi-family housing or mixed-use development by maintaining the elements of  
369 the structure and adapting such elements to the new use.

370 “Bus station”, a location serving as a point of embarkation for any bus operated by a  
371 transit authority, including the Massachusetts Bay Transportation Authority Silver Line.

372 “Board of appeals”, a municipal zoning board of appeals established pursuant to section  
373 12.

374 “Commuter rail station”, Any commuter rail station operated by a transit authority with  
375 year-round service with trains departing at regular time intervals, rather than intermittent,  
376 seasonal or event-based service.

377 “Commercial conversion”, the use of land or structures for the creation and operation of  
378 any of the following: (i) adaptive reuse, (ii) new construction of multi-family housing and (iii)  
379 new construction of mixed-use development.

380 “Commercial use”, the use of land or structures for non-residential uses including, but not  
381 limited to offices, retail, dining establishments and other similar uses as may be provided through  
382 regulation by the executive office in consultation with the executive office of economic  
383 development.

384 “Commercially zoned lot”, a lot where zoning allows commercial use as-of-right or by  
385 special permit.

386 “Executive office”, the executive office of housing and livable communities.

387 “Ferry terminal”, the location where passengers embark and disembark from a ferry  
388 service with year-round service with ferries departing at regular time intervals, rather than  
389 intermittent, seasonal or event-based service.

390 “Financially infeasible”, to add unreasonable costs or unreasonably diminish the  
391 economic feasibility of a commercial conversion by means of a condition or requirement  
392 imposed by the board of appeals.

393 “Local board”, any local board or official including, but not limited to, any board of  
394 survey; board of health; board of subdivision control appeals; planning board; conservation  
395 commission; historical commission; water, sewer or other commission or district; fire, police,  
396 traffic or other department; building inspector or similar official or board; city council or  
397 selectboard; all boards, regardless of their geographical jurisdiction or their source of authority,

398 including boards established pursuant to any special law or general law, shall be a local board if  
399 they perform functions usually performed by locally created boards.

400 “Local contribution”, an incentive provided by a city or town for commercial conversion  
401 on a commercially zoned lot under subsection (c).

402 “Subway station”, any of the stops along the rapid transit system of a transit authority,  
403 including the Massachusetts Bay Transportation Authority red line, green line, orange line or  
404 blue line, including any extensions or additions to such lines.

405 “Transit authority”, the Massachusetts Bay Transportation Authority established by  
406 section 2 of chapter 161A, or any other local or regional transit authority established pursuant to  
407 section 3 of chapter 161B or section 14 of said chapter 161B.

408 “Transit station”, a subway station, commuter rail station, ferry terminal or bus station.

409 (b)(1) A city or town subject to this chapter, may, pursuant to section 5, amend zoning to  
410 allow commercial conversion as of right on every commercially zoned lot; provided, that a city  
411 or town that adopts as of right zoning under this section shall provide not less than 1 adaptive  
412 reuse incentive pursuant to subsection (c); and provided further, that as of right zoning  
413 established pursuant to this section shall provide at a minimum, but not be limited to, the  
414 following:

415 (i) For adaptive reuse, allow existing building setbacks to remain and be considered legal  
416 nonconforming pursuant to section 6 of chapter 40A; provided, however, that a municipality may  
417 prohibit any additional encroachments into any nonconforming setback, unless otherwise  
418 required pursuant to clause (ii) or otherwise allowed under zoning;

419 (ii) For adaptive reuse, allow such development to exceed the existing footprint of the  
420 building to accommodate upgrades related to building code, fire code and utility requirements;

421 (iii) For adaptive reuse, allow such development to exceed the maximum height of the  
422 existing zoning district if the structure in existence prior to the adaptive reuse exceeds the  
423 maximum height of the existing zoning district;

424 (iv) Adaptive reuse for multi-family housing, new multi-family housing and new-  
425 construction of mixed-use developments shall be exempt from residential parking requirements  
426 that exceed 1 parking space per residential dwelling unit; provided, that such commercial  
427 conversion projects on lots that are partially or entirely located within a 0.5 mile radius of a  
428 transit station shall be exempt from any residential parking requirements;

429 (v) A city or town may require that adequate infrastructure, including roads, water and  
430 sewage systems, shall be available or provided to support commercial conversion;

431 (vi) A city or town may restrict development on lots where industrial and manufacturing  
432 uses are permitted and where such uses have a substantial and demonstrable likelihood of  
433 resulting in impacts that are incompatible with residential use, such as air, noise or odor;

434 (vii) A city or town may impose affordable housing requirements on commercial  
435 conversion through an inclusionary zoning ordinance or bylaw to the extent that such affordable  
436 housing requirement does not require more than 10 per cent of the residential units within a  
437 commercial conversion to be subject to such affordable housing requirement and such  
438 requirement does not limit eligibility to households earning not more than 80 per cent area  
439 median income; provided, that the executive office, in its discretion, may approve a greater  
440 percentage of affordable units or deeper affordability requirements for some or all of the

441 affordable units upon request by a city or town as to an individual project in a form as may be  
442 designated by the executive office.

443 (viii) Notwithstanding any special or general law, rule or regulation to the contrary, a  
444 commercial conversion that is adaptive reuse under this section shall comply with the base  
445 energy code pursuant to the state building code, 780 CMR, and shall not be required to comply  
446 with the specialized stretch energy code established pursuant to section 6 of chapter 25A or the  
447 municipal opt-in specialized stretch energy code established pursuant to said section 6 of said  
448 chapter 25A.

449 (2) Notwithstanding sections 5, 8 and 9, a city or town that has adopted zoning pursuant  
450 to paragraph (1) of subsection (b) may establish a streamlined process for a petitioner or  
451 applicant seeking commercial conversion of a commercially zoned lot to submit to the board of  
452 appeals a single application for approval of a commercial conversion in lieu of separate  
453 applications to the applicable local boards. Such process shall provide, at a minimum, but not be  
454 limited to, the following:

455 (i) The board of appeals shall notify each local board, as applicable, of the filing of an  
456 application under this paragraph by sending a copy thereof to such local boards for their  
457 recommendations and shall, within 30 days of the receipt of the application, hold a public  
458 hearing in conformance with section 11;

459 (ii) The board of appeals shall request representatives of local boards as are deemed  
460 necessary or helpful in making its decision upon an application to attend the hearing and shall,  
461 notwithstanding section 7, have the same power to issue permits or approvals as any local board  
462 or official who would otherwise act with respect to such application, including but not limited to

463 the power to attach to said permit or approval conditions and requirements that are not  
464 financially infeasible;

465 (iii) The board of appeals, in making its decision on an application, shall take into  
466 consideration the recommendations of the local boards and shall have the authority to use the  
467 testimony of consultants;

468 (iv) The board of appeals shall render a decision, based upon a majority vote of said  
469 board, within 60 days of receiving an application; and

470 (v) If a hearing is not convened or a decision is not rendered within the time allowed  
471 under clause (iv), unless the time has been extended by mutual agreement between the board of  
472 appeals and the applicant, the application shall be deemed to have been allowed and the permit  
473 or approval shall issue.

474 (c) A city or town that adopts zoning pursuant to this section may provide any of the  
475 following local contributions: (i) a tax increment exemption for adaptive reuse pursuant to  
476 section 5P of chapter 59; (ii) a preference for commercial conversion projects for assistance  
477 under a community preservation fund established pursuant to section 7 of chapter 44B; (iii) a  
478 preference for commercial conversion projects for assistance under a municipal affordable  
479 housing trust fund established pursuant to section 55C of chapter 44; (iv) adoption of a  
480 streamlined approval process pursuant to subparagraph (2) of subsection (b); or (v) any other  
481 local contributions as determined by the executive office.

482 (d) The executive office may establish additional incentives for cities and towns that  
483 adopt zoning and a local contribution pursuant to this section. Such incentives for cities and  
484 towns may include, but not be limited to, a preference for financial assistance pursuant to section

485 27 ½ of chapter 23B, a preference for tax credits authorized pursuant to subsection (ee) of  
486 section 6 of chapter 62 and section 3800 of chapter 63 and other incentives identified by the  
487 executive office in consultation with the executive office of economic development and the  
488 executive office for administration and finance.

489 (e) The executive office may, in consultation with the executive office of economic  
490 development, promulgate regulations for the implementation and administration of this section.

491 (f) A city or town that has adopted zoning pursuant to paragraph (1) of subsection (b)  
492 above may repeal such adoption pursuant to section 5.

493 SECTION 38. Section 5 of said chapter 40A, as so appearing, is hereby amended by  
494 inserting after the word “appeals,” in line 6, the following words:- a mayor,.

495 SECTION 39. Said section 5 of said chapter 40A, as so appearing, is hereby further  
496 amended by striking out, in line 92, the words “or (c) open-space residential development;” and  
497 inserting in place thereof the following words:- (c) open-space residential development; or (d)  
498 commercial conversion pursuant to section 3C.

499 SECTION 40. Section 6 of said chapter 40A, as so appearing, is hereby amended by  
500 inserting, in line 13, after the words “except where alteration, reconstruction, extension or  
501 structural change to” the following words:- a structure used for commercial conversion pursuant  
502 to section 3C, to the extent allowed by that section or.

503 SECTION 41. Said section 6 of said chapter 40A, as so appearing, is hereby further  
504 amended by inserting, in line 38, after the word “permit,” the following words:-“Construction or  
505 operations under a special permit issued pursuant to section 9 or site plan approval pursuant to

506 the local ordinance or by-law shall conform to any subsequent amendment of the zoning  
507 ordinance or by-law or of any other local land use regulations unless the use or construction is  
508 commenced within a period of 3 years after the issuance of the special permit or site plan  
509 approval and” and inserting in place thereof the following words:- Construction or operations  
510 under a special permit issued pursuant to section 9 or site plan approval pursuant to the local  
511 ordinance or by-law or a permit for commercial conversion issued pursuant to section 3C shall  
512 conform to any subsequent amendment of the zoning ordinance or by-law or of any other local  
513 land use regulations unless the use or construction is commenced within a period of 3 years after  
514 the issuance of the special permit, permit for commercial conversion.

515 SECTION 42. Said chapter 40A of the General Laws is hereby further amended by  
516 adding the following section:-

517 Section 7A. (a) As used in this section, the following words shall have the following  
518 meanings:

519 “Designated authority” shall mean the local municipal board, committee or officials  
520 designated in the zoning ordinance or by-law to conduct site plan review.

521 “Performance standards” shall mean reasonable, written municipal zoning regulations,  
522 published industry standards and best practices, applicable to site plans and relative to traffic  
523 circulation and safety, pedestrian safety and access, off-street parking and loading, emergency  
524 vehicle access, stormwater drainage, screening, bulk and height of structures, exterior lighting  
525 and storage or other outdoor service areas.

526 (b) Substantive provisions of site plan review, including content of submittal  
527 requirements and applicable performance standards, governing site plan review and approval by

528 the designated authority or authorities must be as set forth within a local ordinance or by-law  
529 adopted pursuant to section 5. Performance standards must be reasonably definite and objective  
530 so that any petitioner has knowledge of such standards prior to application submittal. No zoning  
531 by-law or ordinance may include performance standards governing the aesthetics of structures.  
532 The designated authority may, where such action is in the public interest and not inconsistent  
533 with the intent and purpose of this section, waive strict compliance with the performance  
534 standards for site plan review. The designated authority may adopt, and from time to time  
535 amend, written procedural rules and regulations to implement the local site plan review  
536 ordinance or by-law, including provisions for the imposition of reasonable fees for the  
537 employment of outside consultants in the same manner as set forth in section 53G of chapter 44.

538 (c) A zoning ordinance or by-law may establish applicability standards for projects that  
539 are subject to site plan review, which may include a category of projects that are subject to a  
540 minor or administrative site plan review process. The zoning ordinance or by-law may require a  
541 public hearing in accordance with section 11 for projects that meet or exceed specified thresholds  
542 under the zoning ordinance or by-law. The decision of the designated authority for a use allowed  
543 as of right, or for a use requiring a special permit but reviewed by a separate designated  
544 authority, shall require a simple majority vote of the designated authority and shall be made  
545 within the time limits prescribed by ordinance or by-law, not to exceed 90 days from the date of  
546 filing of a complete application or such extended time as may be agreed in writing by the  
547 petitioner. The submission and review process for a site plan required in connection with the  
548 issuance of a special permit, and subject to review by the same permit granting authority as the  
549 special permit application, shall be conducted with the review of the special permit application in  
550 a coordinated process and may require the same quantum of vote required for approval of a

551 special permit. The ordinance or by-law may establish the designated authority to be the building  
552 commissioner, director of planning or other municipal official who coordinates administrative  
553 site plan review with other municipal employees, in which instance there shall be no vote  
554 requirement for site plan review. Any appeal from administrative site plan review shall be in  
555 accordance with section 17 unless an ordinance or by-law first provides for an appeal to another  
556 public body of the municipality. In no instance shall the issuance or denial of a building permit  
557 be a prerequisite to the filing of a civil action under this section.

558 (d) Site plan review may impose only those conditions that are necessary to ensure  
559 substantial compliance of the proposed use of land or structures with the requirements of the  
560 zoning ordinance or by-law; provided that no condition may impose restrictions greater than  
561 those expressly regulated within the zoning ordinance or by-law and no conditions may be  
562 imposed regarding matters over which jurisdiction exclusively lies in another body pursuant to  
563 any general or special law; and provided further, that any off-site conditions shall only address  
564 direct adverse impacts related to performance standards expressly governed by the zoning  
565 ordinance or by-law and which conditions are proportionate in both nature and extent to the  
566 impacts of the project on adjacent properties or adjacent roadways.

567 (e) A site plan application may be denied only on the grounds that: (i) the proposed site  
568 plan does not meet the specific requirements set forth in the zoning ordinance or by-law; or (ii)  
569 the petitioner failed to submit the information and fees required by the zoning ordinance or by-  
570 law necessary for an adequate and timely review of the design of the proposed land or structures.

571 (f) The designated authority shall cause to be made a detailed record of its proceedings,  
572 indicating the vote of each member upon each question, or if absent or failing to vote, indicating

573 such fact, and setting forth clearly the reason for its decision and of its official actions, copies of  
574 all of which shall be filed within 14 days in the office of the city or town clerk and shall be  
575 deemed a public record, and notice of the decision shall be mailed forthwith to the petitioner and,  
576 if such site plan review required a public hearing pursuant to the zoning ordinance or by-law, to  
577 the parties in interest designated in section 11. Each such notice shall specify that appeals, if any,  
578 shall be made pursuant to section 17 and shall be filed within 20 days after the date of filing of  
579 such notice in the office of the city or town clerk. Failure by the designated authority to take final  
580 action within said 90 days or extended time, if applicable, shall be deemed to be an approval of  
581 the site plan. The petitioner who seeks such approval by reason of the failure of the designated  
582 authority to act within such time prescribed, shall notify the city or town clerk, in writing within  
583 14 days from the expiration of said 90 days or extended time, if applicable, of such approval. If  
584 site plan review required a public hearing, the petitioner shall send such notice to parties in  
585 interest designated in section 11 by mail and each such notice shall specify that appeals, if any,  
586 shall be made pursuant to section 17 and shall be filed within 20 days after the date the city or  
587 town clerk received such written notice from the petitioner that the designated authority failed to  
588 act within the time prescribed. After the expiration of 20 days without notice of appeal pursuant  
589 to section 17, or, if appeal has been taken, after receipt of certified records of the court in which  
590 such appeal is adjudicated, indicating that such approval has become final, the city or town clerk  
591 shall issue a certificate stating the date of approval, the fact that the designated authority failed to  
592 take final action and that the approval resulting from such failure has become final, and such  
593 certificate shall be forwarded to the petitioner.

594 (g) A site plan approval granted under this section shall lapse within a specified period of  
595 time, not less than 3 years from the date of the filing of such approval with the city or town clerk,

596 if substantial use or construction has not yet begun, except as extended for good cause by the  
597 designated authority. Such specified period shall not include time required to pursue or await the  
598 determination of an appeal under section 17 or to pursue or await the appeal of any other permit,  
599 license, determination or approval which are prerequisites to issuance of a building permit. The  
600 aforesaid minimum period of 3 years may, by ordinance or by-law, be increased to a longer  
601 period.

602 SECTION 43. Section 14 of said chapter 40A, as so appearing, is hereby amended by  
603 inserting after clause (4) the following clause:- (5) to hear and decide applications for  
604 commercial conversion upon which the board is empowered to act pursuant to paragraph (2) of  
605 subsection (b) of section 3C.

606 SECTION 44. Section 15 of said chapter 40A, as so appearing, is hereby amended by  
607 striking out the words “The board of appeals shall hold a hearing on any appeal, application or  
608 petition within sixty-five” and inserting in place thereof the following words:- Except as  
609 provided under clause (i) of paragraph (2) of subsection (b) of section 3C, the board of appeals  
610 shall hold a hearing on any appeal, application or petition within 65.

611 SECTION 45. Said section 15 of said chapter 40A, as so appearing, is hereby further  
612 amended by inserting, after the words, in lines 50 to 51, “except in regard to” the following  
613 words:- permits for commercial conversion, as provided for in clause (iv) of paragraph (2) of  
614 subsection (b) of section 3C and in regard to.

615 SECTION 46. Section 4 of chapter 40G of the General Laws, as appearing in the 2024  
616 Official Edition, is hereby amended by striking out subsection (8) and inserting in place thereof  
617 the following subsection:-

618 (8) the enterprise will report adequate financial data to the MTDC, and provide MDTC  
619 with sufficient control over the management of the enterprise, so as to protect the investment of  
620 the MTDC, including, in the discretion of the board, right of access to financial and other records  
621 of the enterprise.

622 SECTION 47. Said section 4 of said chapter 40G, as so appearing, is hereby further  
623 amended by striking out, in line 68, the words “(1) Not more than \$1,000,000” and inserting in  
624 place thereof the following words:- Not more than \$2,000,000.

625 SECTION 48. Said section 4 of said chapter 40G, as so appearing, is hereby further  
626 amended by striking out, in line 69, the figure “\$2,000,000” and inserting in place thereof the  
627 following figure:- \$4,000,000.

628 SECTION 49. Said section 4 of said chapter 40G, as so appearing, is hereby further  
629 amended by striking out, in lines 82 to 94, inclusive, subsection (2).

630 SECTION 50. Section 6 of said chapter 40G, as so appearing, is hereby amended by  
631 striking out, in line 2, the word “ninety,” and inserting in place thereof the following words:-  
632 120.

633 SECTION 51. Said section 6 of said chapter 40G, as so appearing, is hereby further  
634 amended by striking out, in lines 5 to 7, inclusive, the words “and the number of persons hired as  
635 a result of the activities of the corporation who were recipients of programs provided for in  
636 chapter 115, 117A, or 118”.

637 SECTION 52. Chapter 40J of the General Laws, as appearing in the 2024 Official  
638 Edition, is hereby amended by striking out section 3 and inserting in place thereof the following  
639 section:-

640 Section 3. There is hereby created a body, politic and corporate, to be known as the  
641 Massachusetts Technology Park Corporation hereinafter referred to as the corporation. The  
642 corporation is hereby constituted a public instrumentality of the commonwealth and the exercise  
643 by the corporation of the powers conferred in this chapter shall be deemed and held to be an  
644 essential governmental function. The corporation is hereby placed in the executive office of  
645 economic development but shall not be subject to the supervision or control of said department  
646 or of any board, bureau, department or other agency of the commonwealth except as specifically  
647 provided in this chapter.

648 The corporation shall be governed and its corporate powers exercised by a board of  
649 directors, which shall consist of the secretary of economic development or a designee, the  
650 secretary of administration and finance or a designee and the commissioner of higher education  
651 or a designee and 15 persons to be appointed by the governor, 2 of whom shall be appointed  
652 from a list of persons nominated by the president of the senate, 2 of whom shall be appointed  
653 from a list of persons nominated by the speaker of the house of representatives, 2 of whom shall  
654 be chief executive officers of post-secondary educational institutions or distinguished members  
655 of the engineering or scientific faculties of those institutions, or members of other appropriate  
656 faculties, and of those 2, at least 1 shall represent a public post-secondary educational institution,  
657 and 6 of whom shall represent businesses concerned with any technology which may be subject  
658 to this chapter, and 2 of whom shall be recommended by the Massachusetts AFL-CIO. Each  
659 director appointed from the list of nominations recommended by the president of the senate and

660 the speaker of the house of representatives shall serve a term of 2 years to be coterminous with  
661 the legislative session of the general court. Each director appointed by the governor shall serve  
662 for a term of 5 years and thereafter until the director's successor is appointed. A person  
663 appointed to fill a vacancy on the board shall be appointed in a like manner and shall serve for  
664 the unexpired term of the predecessor director. A director shall be eligible for reappointment. A  
665 director may be removed by the governor for cause. 9 directors shall constitute a quorum and the  
666 affirmative vote of a majority of the directors present and eligible to vote at a meeting shall be  
667 necessary for any action to be taken by the board. The directors shall serve without  
668 compensation, but each director shall be entitled to reimbursement for actual and necessary  
669 expenses incurred in the performance of official duties. The board shall meet at least 4 times  
670 each year and shall have final authority over the activities of the corporation.

671 The secretary of economic development or a designee shall serve as chairperson. The  
672 board shall biennially elect from among its members a vice-chairperson and may designate a  
673 treasurer and a secretary, who need not be members of the board. The secretary shall keep a  
674 record of the proceedings of the corporation and shall be the custodian of all books, documents  
675 and papers filed with the corporation and its official seal. The secretary shall cause copies to be  
676 made of all minutes and other records and documents of the corporation and shall certify that  
677 such copies are true copies and all persons dealing with the corporation may rely upon such  
678 certification. The treasurer shall be the chief financial and accounting officer of the corporation  
679 and shall be in charge of its funds, books of account and accounting records.

680 The executive committee of the board shall consist of the chairperson and the vice-  
681 chairperson, and not less than 3 individuals elected biennially by the board from among its  
682 members, 1 of whom shall be a board member representing a post-secondary educational

683 institution and 1 of whom shall be a board member from a business. The executive committee  
684 shall have all the powers of the board between meetings of the board, to be exercised in  
685 accordance with by-laws established by the board. The executive committee shall meet as often  
686 as considered necessary by the committee.

687         Any action required or permitted to be taken at a meeting of the directors may be taken  
688 without a meeting if all of the directors consent in writing to such action and such written  
689 consent is filed with the records of the minutes of the meetings of the board. Such consent shall  
690 be treated for all purposes as a vote at a meeting.

691         The provisions of chapter 268A shall apply to all directors, officers and employees of the  
692 corporation except that the corporation may purchase from, sell to, borrow from, contract with or  
693 otherwise deal with any organization in which any director of the corporation is in any way  
694 interested or involved; provided, however, that such interest or involvement is disclosed in  
695 advance to the directors and recorded in the minutes of the proceedings of the corporation; and  
696 provided, further, that no director having such an interest or involvement may participate in any  
697 decision relating to such organization.

698         Neither the corporation nor any of its officers, directors, agents, employees, consultants  
699 or advisors shall be subject to the provisions of sections 3B of chapter 7, sections 9A, 45, 46 and  
700 52 of chapter 30, chapter 31, or sections 27 and 27A to 27E, inclusive, of chapter 149; provided,  
701 however, that in purchasing products or services, the corporation shall at all times follow  
702 generally accepted good business practices.

703         All officers and employees of the corporation having access to its cash or negotiable  
704 securities shall give bond to the corporation at its expense, in such amount and with such surety

705 as the board may prescribe. The persons required to give bond may be included in 1 or more  
706 blanket or scheduled bonds.

707 Directors and officers who are not regular, compensated employees of the corporation  
708 shall not be liable to the commonwealth, to the corporation or to any other person as a result of  
709 their activities, whether ministerial or discretionary, as such directors or officers except for  
710 willful dishonesty or intentional violations of law. The board of the corporation may purchase  
711 liability insurance for directors, officers and employees and may indemnify said persons against  
712 the claims of others.

713 SECTION 53. Section 56 of chapter 41 of the General Laws, as appearing in the 2024  
714 Official Edition, is hereby amended by striking out the last sentence and inserting in place  
715 thereof the following sentence:-

716 This section shall not prohibit payment to be made for: (i) school travel prior to the date  
717 of travel; (ii) the payment of software licenses, software maintenance agreements or online  
718 subscription services for school curriculum prior to the fiscal year in which services shall be  
719 rendered; or (iii) the payment of estimates issued by utilities for make-ready work to facilitate  
720 access to utility poles, conduits, ducts or rights-of way related to broadband infrastructure  
721 projects.

722 SECTION 54. Subsection (b) of section 5 of chapter 44B of the General Laws, as  
723 appearing in the 2024 Official Edition, is hereby amended by inserting, in paragraph (2), after the  
724 word “sites”, the following words:- , and may recommend a preference for projects developed  
725 under zoning adopted pursuant to section 3C of chapter 40A.

726 SECTION 55. Chapter 59 of the General Laws, as appearing in the 2024 Official Edition,  
727 is hereby amended by inserting after section 5O the following section:-

728 Section 5P. (a) As used in this section, the following words shall, unless the context  
729 clearly requires otherwise, have the following meanings:-

730 “Adaptive reuse”, as defined in section 3C of chapter 40A.

731 “Zoning”, as defined in section 1A of chapter 40A.

732 (b) A city or town that adopts zoning pursuant to section 3C of chapter 40A, may adopt a  
733 tax increment exemption for an adaptive reuse project allowed as of right under such zoning. The  
734 exemption amount shall not be less than 10 per cent and not more than 100 per cent of the  
735 incremental value attributable to the residential portion of an adaptive reuse project allowed as of  
736 right under zoning established pursuant to said section 3C of said chapter 40A for a period of not  
737 less than 5 years and not more than 20 years. The legislative body of the city or town shall  
738 establish the percentage and term of the exemption, subject to the charter of the city or town and  
739 the approval of the executive office of housing and livable communities.

740 (c) The executive office of housing and livable communities may promulgate regulations  
741 for the administration of this section.

742 SECTION 56. Subsection (r) of section 6 of chapter 62 of the General Laws, as appearing  
743 in the 2024 Official Edition, is hereby amended by striking out paragraph (1) and inserting in  
744 place thereof the following paragraph:-

745 (1) A taxpayer, to the extent authorized by the life sciences tax incentive program  
746 established in section 5 of chapter 23I, may be allowed a refundable jobs credit against the tax

747 liability imposed under this chapter in an amount and schedule determined by the Massachusetts  
748 Life Sciences Center in consultation with the department. The credit allowed under this section  
749 shall be taken only after the taxpayer executes a contract under paragraph (2) of subsection (d) of  
750 section 5 of chapter 23I.

751 SECTION 57. Paragraph (2) of said subsection (r) of said section 6 of said chapter 62, as  
752 so appearing, is hereby amended by striking out, in line 920, the figure “50” and inserting in  
753 place thereof the following figure:- 25.

754 SECTION 58. Said subsection (r) of said section 6 of said chapter 62, as so appearing, is  
755 hereby further amended by adding the following 2 paragraphs:-

756 (5) If the Massachusetts Life Sciences Center revokes the certification of a life sciences  
757 company under paragraph (4) of subsection (e) of section 5 of chapter 23I, a portion of the tax  
758 credit otherwise allowed by this section and claimed by the taxpayer prior to the date on which  
759 the Massachusetts Life Sciences Center makes the determination to revoke the life sciences  
760 company’s certification shall be added back as additional tax due and shall be reported as such  
761 on the return of the taxpayer for the taxable period in which the determination to revoke the  
762 certification is made. The amount of credits subject to recapture shall be proportionate to the life  
763 science company’s compliance, as determined by the Massachusetts Life Sciences Center as part  
764 of its revocation process and reported to the corporation and the department at the time  
765 certification is revoked.

766 (6) Nothing in this subsection shall limit the authority of the commissioner to make an  
767 adjustment to a taxpayer’s liability upon audit.

768 SECTION 59. Paragraph (2) of subsection (gg) of section 6 of chapter 62, as so  
769 appearing, is hereby amended by inserting, in line 1687, after the word “facility” the following  
770 words:- in the case of an owner, and not more than 50 per cent of the owner and tenant’s  
771 combined total capital investment in a climatetech facility in the case of a tenant.

772 SECTION 60. Paragraph (4) of said subsection (gg) of said section 6 of said chapter 62,  
773 as so appearing, is hereby amended by striking out, in line 1702, the words “has made a” and  
774 inserting in place thereof the following words:- and tenant have made a combined.

775 SECTION 61. Subsection (hh) of section 6 of said chapter 62, as so appearing, is hereby  
776 amended by striking out paragraph (1) and inserting in place thereof the following paragraph:-

777 (1) A taxpayer, to the extent authorized by the climatetech tax incentive program  
778 established in section 16 of chapter 23J, may be allowed a refundable jobs credit against the tax  
779 liability imposed under this chapter in an amount and schedule determined by the Massachusetts  
780 clean energy technology center established in section 2 of said chapter 23J, in consultation with  
781 the department of revenue. The credit allowed under this section shall be taken only after the  
782 taxpayer executes a contract under paragraph (3) of subsection (d) of section 16 of chapter 23J.

783 SECTION 62. Said subsection (hh) of said section 6 of said chapter 62, as so appearing,  
784 is hereby further amended by adding the following two paragraphs:-

785 (6) If the Massachusetts clean energy technology center revokes the certification of a  
786 climatetech company under paragraph (2) of subsection (c) of section 16 of chapter 23J, a  
787 portion of the tax credit otherwise allowed by this section and claimed by the taxpayer prior to  
788 the date on which the Massachusetts clean energy technology makes the determination to revoke  
789 the climatetech company’s certification shall be added back as additional tax due and shall be

790 reported as such on the return of the taxpayer for the taxable period in which the determination to  
791 revoke the certification is made. The amount of credits subject to recapture shall be proportionate  
792 to the climatetech company's compliance, as determined by the Massachusetts clean energy  
793 technology center as part of its revocation process and reported to the corporation and the  
794 department at the time certification is revoked.

795 (7) Nothing in this subsection shall limit the authority of the commissioner to make an  
796 adjustment to a taxpayer's liability upon audit.

797 SECTION 63. Paragraph (1) of subsection (b) of section 6J of said chapter 62, as  
798 amended by sections 18 and 19 of chapter 150 of the acts of 2024, is hereby further amended by  
799 inserting in clause (i), after the words "such criteria", the second time they appear, the following  
800 words:- , and there shall be a preference for projects that are adaptive reuse allowed as-of-right  
801 in commercially zoned districts pursuant to section 3C of chapter 40A;.

802 SECTION 64. Subsection (b) of section 21 of chapter 62C of the General Laws, as  
803 appearing in the 2024 Official Edition, is hereby amended by inserting the following 3  
804 paragraphs:-

805 (32) the disclosure to the life sciences center established in section 3 of chapter 23I of  
806 return and wage reporting information of a life sciences company certified pursuant to subsection  
807 (b) of section 5 of chapter 23I, that is: (i) received by the commissioner pursuant to this chapter  
808 or chapter 62E; and (ii) necessary for the administration of the life sciences tax incentive  
809 program authorized by subsection (d) of section 5 of chapter 23I.

810 (33) the disclosure to the clean energy technology center established in section 2 of  
811 chapter 23J of return and wage reporting information of a climatetech company certified

812 pursuant to subsection (b) of section 16 of chapter 23J, that is: (i) received by the commissioner  
813 pursuant to this chapter or chapter 62E; and (ii) necessary for the administration of the  
814 climatetech tax incentive program authorized by subsection (d)(1) of section 16 of chapter 23J.

815 (34) the disclosure to the clean energy technology center established in section 2 of  
816 chapter 23J of return and wage reporting information of an offshore wind company certified  
817 pursuant to subsection (b) of section 8A of chapter 23J, that is: (i) received by the commissioner  
818 pursuant to this chapter or chapter 62E; and (ii) necessary for the administration of the offshore  
819 wind tax incentive program authorized by subsection (d) of section 8A of chapter 23J.

820 SECTION 65. Paragraph (1) of subsection (b) of section 38R of chapter 63 of the General  
821 Laws, as amended by sections 23 and 24 of chapter 150 of the acts of 2024, is hereby further  
822 amended by inserting in clause (i), after the words “the criteria”, the third time they appear, the  
823 following words:- , and there shall be a preference for projects that are adaptive reuse allowed  
824 as-of-right in commercially zoned districts pursuant to section 3C of chapter 40A;

825 SECTION 66. Subsection (b) of section 38U of said chapter 63 of the General Laws, as  
826 so appearing, is hereby amended by striking out, in lines 51 to 52, the words “neither credit  
827 allowed by section 31A nor section 31H is taken” and inserting in place thereof the following  
828 words:- the credit allowed by section 31H is not taken.

829 SECTION 67. Section 38CC of said chapter 63 of the General Laws, as so appearing is  
830 hereby amended by striking out subsection (a) and inserting in place thereof the following  
831 subsection:-

832 (a) A taxpayer, to the extent authorized by the life sciences tax incentive program  
833 established in section 5 of chapter 23I, may be allowed a refundable jobs credit against the tax

834 liability imposed under this chapter in an amount and schedule determined by the Massachusetts  
835 Life Sciences Center in consultation with the department. The credit allowed under this section  
836 shall be taken only after the taxpayer executes a contract under paragraph (2) of subsection (d) of  
837 section 5 of chapter 23I.

838 SECTION 68. Subsection (b) of said section 38CC of said chapter 63, as so appearing, is  
839 hereby amended by striking out, in line 7, the figure “50” and inserting in place thereof the  
840 following figure:- 25.

841 SECTION 69. Subsection (c) of said section 38CC of said chapter 63, as so appearing, is  
842 hereby amended by adding the following sentence:- If the taxpayer is subject to a minimum  
843 excise under this chapter, the amount of the credit allowed by this section shall not reduce the  
844 excise to an amount less than the minimum excise.

845 SECTION 70. Subsection (d) of said section 38CC of said chapter 63, as so appearing, is  
846 hereby amended by striking out, in line 20, the figure “\$30,000,000” and inserting in place  
847 thereof the following figure:- \$40,000,000.

848 SECTION 71. Said section 38CC of said chapter 63 of the General Laws, as so  
849 appearing, is hereby further amended by adding the following 2 subsections:-

850 (e) If the Massachusetts Life Sciences Center revokes the certification of a life sciences  
851 company under paragraph (4) of subsection (e) of section 5 of chapter 23I, a portion of the tax  
852 credit otherwise allowed by this section and claimed by the company prior to the date on which  
853 the Massachusetts Life Sciences Center makes the determination to revoke its certification shall  
854 be added back as additional tax due and shall be reported as such on the return of the taxpayer  
855 for the taxable period in which the determination to revoke the certification is made. The amount

856 of credits subject to recapture shall be proportionate to the company's compliance, as determined  
857 by the Massachusetts Life Sciences Center as part of its revocation process and reported to the  
858 corporation and the department at the time certification is revoked.

859 (f) Nothing in this section shall limit the authority of the commissioner of revenue to  
860 make an adjustment to a corporation's liability upon audit.

861 SECTION 72. Subsection (b) of section 38RR of said chapter 63, as so appearing, is  
862 hereby amended by inserting, in line 29, after the words "climatetech facility" the following  
863 words:- in the case of an owner, and not more than 50 per cent of the owner and tenant's  
864 combined total capital investment in a climatetech facility in the case of a tenant.

865 SECTION 73. Subsection (d) of said section 38RR of said chapter 63, as so appearing, is  
866 hereby further amended by striking out, in lines 44 to 45, the words "owner's total capital  
867 investment in the facility equals" and inserting in place thereof the following words:- owner and  
868 tenant have made a combined total capital investment in the facility that is.

869 SECTION 74. Section 38TT of said chapter 63, as so appearing, is hereby amended by  
870 striking out subsection (a) and inserting in place thereof the following subsection:-

871 (a) A taxpayer, to the extent authorized by the climatetech tax incentive program  
872 established in subsection (d) of section 16 of chapter 23J, may be allowed a refundable jobs  
873 credit against the tax liability imposed under this chapter in an amount and schedule determined  
874 by the Massachusetts clean energy technology center established in section 2 of said chapter 23J,  
875 in consultation with the department of revenue. The credit allowed under this section shall be  
876 taken only after the taxpayer executes a contract under paragraph (3) of subsection (d) of section  
877 16 of chapter 23J.

878 SECTION 75. Said section 38TT of said chapter 63, as so appearing, is hereby further  
879 amended by adding the following 2 subsections:-

880 (e) If the Massachusetts clean energy technology center revokes the certification of a  
881 climatetech company under paragraph (2) of subsection (c) of section 16 of chapter 23J, a  
882 portion of the tax credit otherwise allowed by this section and claimed by the taxpayer prior to  
883 the date on which the Massachusetts clean energy technology makes the determination to revoke  
884 the climatetech company's certification shall be added back as additional tax due and shall be  
885 reported as such on the return of the taxpayer for the taxable period in which the determination to  
886 revoke the certification is made. The amount of credits subject to recapture shall be proportionate  
887 to the climatetech company's compliance, as determined by the Massachusetts clean energy  
888 technology center as part of its revocation process and reported to the corporation and the  
889 department at the time certification is revoked.

890 (f) Nothing in this section shall limit the authority of the commissioner of revenue to  
891 make an adjustment to a corporation's liability upon audit.

892 SECTION 76. Subsection (qq) of section 6 of chapter 64H of the General Laws, as  
893 appearing in the 2024 Official Edition, is hereby amended by striking out the first sentence and  
894 inserting in place thereof the following sentence:-

895 Sales of gas, steam, electricity or heating fuel for use by any business that has 10 or fewer  
896 employees that had gross income of less than \$2,000,000 for the preceding calendar year, and  
897 that reasonably expects gross income of less than \$2,000,000 for the current calendar year.

898 SECTION 77. Section 2 of chapter 70B of the General Laws, as appearing in the 2024  
899 Official Edition, is hereby amended by striking out, in lines 46 to 47, the words “and which meet  
900 the purposes of subsection (c) of section 9 of chapter 23J”.

901 SECTION 78. Section 75 of chapter 112 of the General Laws, as appearing in the 2024  
902 Official Edition, is hereby amended by adding the following paragraph:-

903 Notwithstanding any general or special law to the contrary, the board, upon the  
904 recommendation of the executive director or their designee, shall waive any requirement to  
905 complete an exam exclusively verifying proficiency in English if the applicant: (i) previously  
906 passed an English proficiency examination at any time; (ii) has obtained one or more nursing  
907 degrees in the United States, if the applicant was originally trained outside of the United States;  
908 or (iii) demonstrates English proficiency through another method deemed acceptable by the  
909 board. Nothing in this paragraph shall be construed to impede the board's authority to establish  
910 or conduct examinations which test the applicant's fitness to practice or to promulgate rules,  
911 regulations or guidelines pursuant to section 79. The board may not waive requirements for an  
912 exam verifying proficiency in English for applicants seeking licensure via the Nurse Licensure  
913 Compact pursuant to chapter 112A.

914 SECTION 79. Section 222 of said chapter 112 of the General Laws, as so appearing, is  
915 hereby amended by adding the following subsection:-

916 (e) Notwithstanding clauses (iii) and (iv) of subsection (d), an applicant shall be eligible  
917 for licensure as a home inspector without meeting the requirements of said clause (iii) or said  
918 clause (iv) of said subsection (d) if the applicant: (i) is a professional engineer licensed pursuant

919 to sections 81D to 81T, inclusive; and (ii) has performed not less than 50 home inspections under  
920 the supervision of a licensed home inspector.

921 SECTION 80. Section 3 of chapter 121C of the General Laws, as appearing in the 2024  
922 Official Edition, is hereby amended by striking out, in line 55, the word “MOBD” and inserting  
923 in place thereof the following words:- the secretary.

924 SECTION 81. Section 4 of said chapter 121C, as so appearing, is hereby amended by  
925 striking out, in line 9, the words “, MOBD and to the director,” and inserting in place thereof the  
926 following words:- and secretary.

927 SECTION 82. Subsection (d) of section 5 of said chapter 121C, as so appearing, is  
928 hereby amended by striking out, in line 21, the words “MOBD and” and inserting in place  
929 thereof the following word:- the.

930 SECTION 83. Subsection (l) of said section 5 of said chapter 121C, as so appearing, is  
931 hereby amended by striking out, in lines 67 to 68, the words “MOBD and the director” and  
932 inserting in place thereof the following words:- the secretary.

933 SECTION 84. Said subsection (l) of said section 5 of said chapter 121C, as so appearing,  
934 is hereby further amended by striking out, in lines 81 to 82, the words “MOBD and director” and  
935 inserting in place thereof the following words:- the secretary.

936 SECTION 85. Section 6 of said chapter 121C, as so appearing, is hereby amended by  
937 striking out, in line 28, the words “MOBD and director” and inserting in place thereof the  
938 following words:- the secretary.

939 SECTION 86. Said section 6 of said chapter 121C, as so appearing, is hereby further  
940 amended by striking out, in lines 44 to 45, the words “department of housing and community  
941 development” and inserting in place thereof the following words:- secretary.

942 SECTION 87. Section 10 of said chapter 121C, as so appearing, is hereby amended by  
943 striking out, in line 5, the words “MOBD and the director” and inserting in place thereof the  
944 following words:- the secretary.

945 SECTION 88. Section 185A of chapter 140 of the General Laws, as appearing in the  
946 2024 Official Edition, is hereby amended by striking out subsection (a) and inserting in place  
947 thereof the following 2 subsections:-

948 (a) For the purposes of this section and sections 185B to 185G, inclusive, the following  
949 term shall have the following meaning unless the context clearly requires otherwise:

950 “Live event”, a musical performance, sporting event, theatrical production, comedy show  
951 or other entertainment event performed in person to an in-person audience in an arena, concert  
952 venue or other fixed location including, but not limited to, an event licensed under sections 181  
953 and 182 or chapter 128A; provided, however, that “live event” shall not include: (i) a musical  
954 performance, sporting event, theatrical production, comedy show or other entertainment event  
955 performed in an arena, concert venue or other fixed location with a capacity of less than 1,000  
956 attendees; (ii) the broadcast or transmission of such an entertainment event attended exclusively  
957 via television, internet or other remote means; or (iii) in-person attendance at an entertainment  
958 event that consists of entertainment, whether live or recorded, that is observed by an audience  
959 solely via broadcast or transmission or by the playing of a recording, including, but not limited  
960 to, a showing of a film in a movie theater.

961 (a½) No person shall engage in the business of selling tickets or the business of reselling  
962 or facilitating a mechanism for 2 or more parties to participate in the resale of any ticket of  
963 admission to a live event, whether such business is conducted on or off the premises on which  
964 such ticket is to be used, without being licensed by the commissioner of occupational licensure.

965 SECTION 89. Subsection (b) of said section 185A of said chapter 140, as so appearing, is  
966 hereby amended by striking out, in line 12, the words “until the first day of January next after its  
967 date” and inserting in place thereof the following words:- for 2 years following its date of  
968 issuance.

969 SECTION 90. Said subsection (b) of said section 185A of said chapter 140, as so  
970 appearing, is hereby further amended by striking out the fourth sentence and inserting in place  
971 thereof the following sentence:- The sale of a ticket, entitling the holder of said ticket to  
972 admission to any such live event upon payment either of nothing or a sum less than that  
973 demanded of the public generally shall be deemed to be a resale pursuant to subsection (a½).

974 SECTION 91. Section 185B of said chapter 140, as so appearing, is hereby amended by  
975 striking out subsection (a) and inserting in place thereof the following subsection:-

976 (a) The fee for each license granted under section 185A and for each renewal thereof  
977 shall be determined by the secretary of administration and finance under section 3B of chapter 7  
978 for the filing thereof.

979 SECTION 92. Subsection (a) of section 185D of said chapter 140, as so appearing, is  
980 hereby amended by striking out, in lines 3 to 4, the words “theatrical exhibition, public show or  
981 public amusement or exhibition” and inserting in place thereof the following words:- live event.

982 SECTION 93. Subsection (b) of said section 185D of said chapter 140, as so appearing, is  
983 hereby amended by striking out, in lines 10 to 12, inclusive, the words “theatrical exhibition,  
984 public show or public amusement or exhibition of any description” and inserting in place thereof  
985 the following words:- live event.

986 SECTION 94. Said chapter 140, as so appearing, is hereby further amended by striking  
987 out section 185G and inserting in place thereof the following section:-

988 Section 185G. (a) Section 182A shall not apply to tickets or other evidences of entry to  
989 theatrical exhibitions, public shows or public amusements or exhibitions, all the proceeds of the  
990 sale or resale of which inure exclusively to the benefit of religious, educational or charitable  
991 institutions, societies or organizations or civic leagues or organizations not organized for profit  
992 but operated exclusively for the promotion of social welfare or to associations of veterans of any  
993 wars of the United States, or to tickets or other evidences of entry to agricultural fairs, none of  
994 the profits of the sale or resale of which are distributed to stockholders or members of the  
995 association conducting the same.

996 (b) Sections 185A to 185F, inclusive, shall not apply to tickets to live events, all the  
997 proceeds of the sale or resale of which inure exclusively to the benefit of religious, educational  
998 or charitable institutions, societies or organizations or civic leagues or organizations not  
999 organized for profit but operated exclusively for the promotion of social welfare or to  
1000 associations of veterans of any wars of the United States, or to tickets to agricultural fairs, none  
1001 of the profits of the sale or resale of which are distributed to stockholders or members of the  
1002 association conducting the same.

1003 SECTION 95. Section 100 of chapter 143 of the General Laws, as appearing in the 2024  
1004 Official Edition, is hereby amended by striking out, in lines 9 to 10, the words “other than the  
1005 specialized stretch energy code” and inserting in place thereof the following words:- other than  
1006 the current and future specialized stretch energy codes.

1007 SECTION 96. Clause (vii) of subsection (b) of section 24L of chapter 149 of the General  
1008 Laws, as appearing in the 2024 Official Edition, is hereby amended by striking out, in lines 104  
1009 to 105, the words “, provided that such consideration is specified in the noncompetition  
1010 agreement”.

1011 SECTION 97. Said clause (vii) of said subsection (b) of said section 24L of said chapter  
1012 149, as so appearing, is hereby further amended by adding the following sentence:-

1013 If the noncompetition agreement is supported by other mutually-agreed upon  
1014 consideration in lieu of a garden leave clause, then the other mutually-agreed upon consideration  
1015 must be negotiated in connection with the separation from employment and at least equivalent in  
1016 value to the garden leave payments otherwise required by this clause.

1017 SECTION 98. Section 12 of chapter 156C of the General Laws, as appearing in the 2024  
1018 Official Edition, is hereby amended by striking out subsection (d) and inserting in place thereof  
1019 the following 3 subsections:-

1020 (d) The fee for the filing of the certificate of organization required by subsection (a) shall  
1021 be \$100. The fee for the filing of the annual report required by subsection (c) shall be \$200 for  
1022 the first annual report; \$300 for the second annual report; \$400 for the third annual report; and  
1023 \$500 for the fourth annual report and for each annual report filed thereafter. Such fees shall be  
1024 paid to the state secretary at the time the certificate of organization or the annual report is filed.

1025 (e) Notwithstanding the fees set forth in subsection (d), if a limited liability company (i)  
1026 is established for the purpose of holding title to real property; (ii) owns assets in excess of  
1027 \$1,000,000; or (iii) is expected to own assets in excess of \$1,000,000 within the subsequent 12  
1028 month period, then the fee for the filing of the certificate of organization required by subsection  
1029 (a) shall be \$500; and the fee for the filing of each annual report required by subsection (c) shall  
1030 be \$500 beginning with the annual report that includes an affirmative attestation of any of the  
1031 conditions set forth in clauses (i) to (iii) of the preceding sentence. Such fees shall be paid to the  
1032 state secretary at the time the certificate of organization or the annual report is filed.

1033 (f) The person filing the certificate of organization or annual report shall in every instance  
1034 attest as to whether the limited liability company (i) is established for the sole purpose of holding  
1035 title to real property; (ii) owns assets in excess of \$1,000,000; or (iii) is expected to own assets in  
1036 excess of \$1,000,000 within the subsequent 12 month period. A person making such filing who  
1037 makes an inaccurate attestation shall be subject to a civil fine of \$10,000 for each occurrence.  
1038 Such certification shall be the basis for determining eligibility under subsection (e).

1039 SECTION 99. Subsection (b) of section 134 of chapter 164 of the General Laws, as  
1040 appearing in the 2024 Official Edition, is hereby amended by striking out, in lines 103 to 104, the  
1041 words “Renewable Energy Trust Fund, established pursuant to section 9” and inserting in place  
1042 thereof the following words:- Climatetech Investment Fund established pursuant to section 15.

1043 SECTION 100. Said Chapter 164 of the General Laws is hereby further amended by  
1044 adding the following section:-

1045 Section 152. (a) As used in this section, the followings words shall have the following  
1046 meanings unless the context requires otherwise:

1047 “Economic development rates”, standardized utility tariffs and discounted rates offered  
1048 by a distribution company designed to attract new businesses to Massachusetts and promote  
1049 expansion by businesses already located in the commonwealth.

1050 “Special contracts”, discounted utility rates negotiated between distribution companies  
1051 and large new businesses locating to Massachusetts or large new businesses expanding in the  
1052 commonwealth.

1053 (b) Each distribution company shall offer an economic development rate and special  
1054 contracts. Each distribution company shall develop guidelines for large new businesses locating  
1055 to Massachusetts or large new businesses expanding in the commonwealth to seek a special  
1056 contract. Such rates, contracts and guidelines shall be as consistent as practicable between the  
1057 distribution companies.

1058 (c) Economic development rates and special contracts shall not shift costs to or increase  
1059 costs for other Massachusetts utility customers.

1060 (d) Economic development rates may include associated requirements, including but not  
1061 limited to, job creation or retention, capital investment commitments, participation in energy  
1062 efficiency or demand response programs and periodic progress reporting on requirements.

1063 (e) Each distribution company may request modifications to any approved economic  
1064 development rate and guidelines to seek a special contract with the department of public utilities  
1065 as necessary to accommodate changed circumstances.

1066 (f) Each distribution company shall present the proposed rate and guidelines to the  
1067 executive offices of economic development and energy and environmental affairs at least one

1068 month prior to filing a new or amended economic development rate or guidelines to seek a  
1069 special contract with the department of public utilities.

1070 SECTION 101. Notwithstanding any general or special law to the contrary, the members  
1071 serving on the advisory board on employee ownership appointed by the governor pursuant to  
1072 subsection (a) of section 204 of chapter 6 on the effective date of this act shall continue to serve  
1073 for the remainder of their current terms as originally appointed. Upon the expiration of the terms  
1074 of such members, the governor shall appoint 2 members to serve for a term of 1 year, 3 members  
1075 to serve a term of 2 years, 3 members to serve a term of 3 years and 3 members to serve for a  
1076 term of 4 years. Upon the expiration of such terms, the governor shall appoint all members to  
1077 serve a term of 4 years.

1078 SECTION 102. Notwithstanding any general or special law to the contrary, any  
1079 unexpended funds held by the Massachusetts Alternative and Clean Energy Investment Trust  
1080 Fund established in section 35FF of chapter 10 of the General Laws and the Renewable Energy  
1081 Trust Fund established in section 9 of chapter 23J of the General Laws shall transfer to the  
1082 Climatetech Investment Fund established in section 15 of chapter 23J.

1083 SECTION 103. (a) Notwithstanding any general or special law to the contrary, if the  
1084 Economic Assistance Coordinating Council awards less than the full amount of tax credits  
1085 authorized by subsection (c) of section 3D of chapter 23A; or if the Massachusetts Life Science  
1086 Center awards less than the full amount of tax credits authorized by subsection (d) of section 5 of  
1087 chapter 23I; or if the Massachusetts Clean Energy Center awards less than the full amount of tax  
1088 credits authorized by subsection (d) of section 16 of chapter 23J, then in each case the balance of  
1089 unallocated tax credits, and the funds budgeted to finance that balance, may be carried forward to

1090 the next calendar year with the approval of the secretary of administration and finance, in  
1091 consultation with the secretary of economic development.

1092 (b) Notwithstanding any general or special law to the contrary, the secretary of  
1093 administration and finance, in consultation with the secretary of economic development, shall  
1094 have the discretion to reallocate some or all of the tax credits that are carried forward pursuant to  
1095 subsection (a) among and between the tax credit programs established pursuant to section 3A of  
1096 chapter 23A, section 5 of chapter 23I or section 16 of chapter 23. Any credits carried forward or  
1097 reallocated shall increase, for the calendar year in which the carry forward or reallocation occurs,  
1098 the annual cap or limitation otherwise applicable to the receiving program by the amount of such  
1099 credits carried forward or reallocated.

1100 (c) Each year on or before March 1, the secretary of administration and finance, in  
1101 consultation with the secretary of economic development, shall submit a report to the house and  
1102 senate committees on ways and means setting forth the amount of tax credits, if any, carried  
1103 forward and reallocated pursuant to subsections (a) and (b) in the prior calendar year. Said report  
1104 shall state the adjusted cap applicable to each tax credit program for the upcoming calendar year.

1105 SECTION 104. Notwithstanding any other general or special law to the contrary, the  
1106 pension reserves investment management board established under section 23 of chapter 32 of the  
1107 General Laws shall commit not less than \$50,000,000 and not more than \$100,000,000 in a fund  
1108 or fund of funds established in Massachusetts for the benefit of early stage or growth stage  
1109 companies domiciled or having a significant operating presence in the Commonwealth. Said  
1110 fund or fund of funds shall (i) commit capital only to companies domiciled in Massachusetts or  
1111 having a significant operating presence in Massachusetts and funds with headquarters in

1112 Massachusetts that intend to invest disproportionately in companies domiciled in Massachusetts  
1113 or having a significant operating presence in Massachusetts; and (ii) actively seek participation  
1114 from global institutional capital, including without limitation sovereign wealth funds, national  
1115 public investment funds, and public pension funds. The secretary of the Executive Office of  
1116 Economic Development shall select the fund or fund of funds or select a manager for a new fund  
1117 or fund of funds if one with suitable investment parameters does not presently exist; provided  
1118 that the fund’s investment policies align with the purposes of this section, and the fund or fund of  
1119 funds is managed consistent with sound operating, accounting and reporting practices.

1120 SECTION 105. (a) Within 6 months of the effective date of this act, distribution  
1121 companies shall file with the department of public utilities an economic development rate and  
1122 guidelines for large new businesses locating to Massachusetts or large new businesses expanding  
1123 in the Commonwealth to seek a special contract, pursuant to section 152 of chapter 164, as  
1124 inserted by Section 100 of this Act.

1125 (b) Upon receipt of the filing required under subsection (a), the department of public  
1126 utilities shall conduct a proceeding to approve, deny or modify such proposal. The department  
1127 may only approve such proposal if it finds that the proposed economic development rate and  
1128 guidance does not shift costs to or increase costs for other Massachusetts utility customers and  
1129 either supports or does not hinder the achievement of the statewide greenhouse gas emissions  
1130 limits and sublimits under chapter 21N.

1131 SECTION 106. Section 2 of chapter 498 of the acts of 1993, as most recently amended  
1132 by chapter 238 of the acts of 2024, is hereby amended by striking out the definition of “Bank or  
1133 Government land bank” and inserting in place thereof the following definition:-

1134 “Bank” or “Government land bank,” shall mean and refer to the Massachusetts  
1135 Development Finance Agency, the independent authority established by section 23G of the  
1136 General Laws, and successor to the Government Land Bank pursuant to chapter 289 of the Acts  
1137 of 1998.

1138 SECTION 107. Said chapter 498 of the acts of 1993, as so amended, is hereby further  
1139 amended by inserting after section 10 the following section:-

1140 SECTION 10A. Notwithstanding anything to the contrary in section 10, from and after  
1141 January 1, 2027, any substantial amendment to the Reuse Plan or By-laws shall be proposed by  
1142 MassDevelopment, and MassDevelopment shall hold no fewer than two public hearings in  
1143 Devens to receive public comment on the proposed amendment to the Reuse Plan or By-laws.  
1144 Notice of said public hearings shall be provided in a newspaper or newspapers of general  
1145 circulation in the Devens Region at least 14 days prior to the dates established for said public  
1146 hearings, and a copy of said notice shall also be provided to each of the Towns for posting in  
1147 their respective town halls as they may see fit. Within 30 days of the last public hearing held by  
1148 MassDevelopment, MassDevelopment shall convene a single meeting to consider the proposed  
1149 substantial amendment to the Reuse Plan of By-laws, which single meeting shall be held at a  
1150 location within Devens designated by MassDevelopment, or if it is infeasible to hold the meeting  
1151 within Devens, then at another location reasonably accessible to the residents of the Towns. Any  
1152 person registered to vote in any of the Towns, including but not limited to any person with a  
1153 place of residence in Devens, shall be eligible to vote at said meeting and the clerks of the Towns  
1154 shall verify the voter registration status of all attendees at the meeting. MassDevelopment shall  
1155 pay the reasonable costs incurred by the clerks of the Towns that are directly attributable to the  
1156 verification of voter registration status at the meeting. Any proposed amendment to the Reuse

1157 Plan or By-laws shall be presented at said meeting by MassDevelopment, and no revision to the  
1158 proposed amendment shall be permitted at the meeting. At any such single meeting to consider a  
1159 substantial amendment to the Reuse Plan or By-laws, 50 voters registered to vote in any of the  
1160 Towns, including but not limited to any resident of Devens, and present at the single meeting,  
1161 shall constitute a quorum. No business, other than adjournment, shall be transacted unless a  
1162 quorum is present. A proposed amendment to the Reuse Plan or By-laws shall be effective upon  
1163 a majority vote of the registered voters attending the single meeting. If an amendment is  
1164 approved at the meeting, MassDevelopment shall, within 7 days of said meeting, provide a  
1165 certified copy of said amendment to the Commission, which shall revise the Reuse Plan or By-  
1166 laws in accordance therewith within 7 days of receipt of said certified copy.

1167 SECTION 108. Item 7002-1509 of section 2 of chapter 140 of the acts of 2024 is hereby  
1168 amended by adding the following words:- or other similar visa programs.

1169 SECTION 109. Item 7002-1522 of section 2 of chapter 238 of the acts of 2024 is hereby  
1170 amended by striking out the words “technologies developed with the assistance of” and inserting  
1171 in place thereof the following words:- technologies, with preference for companies receiving.

1172 SECTION 110. Item 7002-1523 of said section 2 of said chapter 238 is hereby amended  
1173 by striking out the words “proteins developed with the assistance of” and inserting in place  
1174 thereof the following words:- proteins, with preference for companies receiving.

1175 SECTION 111. Sections 320 and 324 of said chapter 238 are hereby repealed.

1176 SECTION 112. Notwithstanding any general or special law to the contrary, the  
1177 unexpended and unencumbered balances of the bond-funded authorizations in the following  
1178 accounts shall cease to be available for expenditure 180 days after the effective date of this act:

1179 7002-8013  
1180 7002-8016  
1181 7002-8017  
1182 7002-8022  
1183 7002-8035  
1184 7002-8037  
1185 7002-8038  
1186 7002-8041  
1187 7002-8049

1188 SECTION 113. Notwithstanding any general or special law to the contrary, to meet the  
1189 expenditures necessary in carrying out section 2, the state treasurer shall, upon receipt of a  
1190 request by the governor, issue and sell bonds of the commonwealth in an amount to be specified  
1191 by the governor from time to time but not exceeding, in the aggregate, \$305,000,000. All bonds  
1192 issued by the commonwealth, as aforesaid, shall be designated on their face “An Act Relative to  
1193 Massachusetts Winning Global Investment, Talent, and Innovation” and shall be issued for a  
1194 maximum term of years, not exceeding 30 years, as the governor may recommend to the general  
1195 court pursuant to section 3 of Article LXII of the Amendments to the Constitution; provided,  
1196 however, that all such bonds shall be payable not later than June 30, 2061. All interest and  
1197 payments on account of principal on such obligations shall be payable from the General Fund.

1198 Bonds and interest thereon issued under the authority of this section shall, notwithstanding any  
1199 other provision of this act, be general obligations of the commonwealth.

1200 SECTION 114. Notwithstanding any general or special law to the contrary, the annual  
1201 report required under subsection (g) of section 17 of chapter 23J of the General Laws, as inserted  
1202 by section 30, shall be due 1 year from the effective date of this act.

1203 SECTION 115. Subsection (ii) of section 6 of chapter 62 of the General Laws, as inserted  
1204 by section 194 of said chapter 238 of the acts of 2024, shall take effect for taxable years  
1205 beginning on or after January 1, 2027.

1206 SECTION 116. Section 38UU of chapter 63 of the General Laws, inserted by section 212  
1207 of said chapter 238 of the acts of 2024, shall take effect for taxable years beginning on or after  
1208 January 1, 2027.

1209 SECTION 117. Section 316 of said chapter 238 of the acts of 2024 shall take effect on  
1210 January 1, 2033.

1211 SECTION 118. Not less than 270 days after the effective date of this act, each electric  
1212 company shall share with the board established in section 17 of chapter 23J as inserted by section  
1213 30 of this act, the processes they plan to implement to address gridtech deployment barriers  
1214 internal to the electric company. Such processes shall include procedures for addressing barriers  
1215 identified by the board pursuant to subsection (g) of section 17 of chapter 23J as inserted by  
1216 section 30 of this act. Such processes shall be as similar between the investor-owned electric  
1217 companies as practicable.

1218 SECTION 119. Not less than 270 days after the effective date of this act, the board  
1219 established in section 17 of chapter 23J as inserted by section 30 of this act shall develop and  
1220 vote to file with the department of public utilities a process for the department to review, on an  
1221 expedited basis, requests for limited waivers of prior department orders that will alleviate  
1222 gridtech deployment barriers. Such process shall be limited to reviewing waivers of prior  
1223 department orders that are time-bound and finite in scope.

1224 SECTION 120. Sections 35, 36, and 42 shall take effect for all municipalities upon the  
1225 effective date of this act; provided, however, that in municipalities that adopted a zoning  
1226 ordinance or by-law requiring some form of site plan review prior to the effective date of this act,  
1227 the provisions of this section shall not be effective with respect to such zoning ordinance or by-  
1228 law until the date that is one year after the effective date of this act.

1229 SECTION 121. Section 98 shall take effect on January 1, 2027.

1230 SECTION 122. Sections 37, 39, 40, 41, 43, 44, 45, 54, 55, 63 and 65 shall take effect on  
1231 July 1, 2027.