

**SENATE . . . . . No. 1002**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

*Edward J. Kennedy*

*To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:*

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act relative to accessory dwelling units on smaller lots.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	
<i>Edward J. Kennedy</i>	<i>First Middlesex</i>	
<i>Rodney M. Elliott</i>	<i>16th Middlesex</i>	<i>6/27/2025</i>

**SENATE . . . . . No. 1002**

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By Mr. Kennedy, a petition (accompanied by bill, Senate, No. 1002) of Edward J. Kennedy for legislation to require a municipal vote relative to tenant occupancy of accessory dwelling units on smaller lots. Housing.

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**The Commonwealth of Massachusetts**

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

An Act relative to accessory dwelling units on smaller lots.

*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 7 of Chapter 150 of the Acts of 2024 is hereby amended by adding after the word  
2 "rental" the following words:-

3           In zoning districts designated for single family housing and where the minimum lot size  
4 is 10,000 square feet or less, accessory dwelling units by right will be limited to owner occupied  
5 properties and accessory dwelling units can only be occupied by members of the property  
6 owner's extended family. The owner occupancy and family relation requirements may be waived  
7 with a vote of the municipality.