

**SENATE . . . . . No. 1027**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

*John C. Velis*

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

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

An Act to establish community notification standards for group homes.

PETITION OF:

NAME:

DISTRICT/ADDRESS:

*John C. Velis*

*Hampden and Hampshire*

*Patricia A. Duffy*

*5th Hampden*

**SENATE . . . . . No. 1027**

By Mr. Velis, a petition (accompanied by bill, Senate, No. 1027) of John C. Velis and Patricia A. Duffy for legislation to require group homes to notify municipalities and abutting property owners prior to commencing operations. Housing.

**The Commonwealth of Massachusetts**

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

An Act to establish community notification standards for group homes.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

1 SECTION 1. Chapter 40A of the General Laws is hereby amended by inserting after  
2 section 3 the following section:-

3 Section 3A. (a) The following words as used in this section, unless the context clearly  
4 requires otherwise, shall have the following meanings:-

5 “Group home”, any residential facility licensed or operated by the commonwealth or a  
6 contracted agency that provides housing and support services for individuals with disabilities,  
7 mental health needs, or other vulnerable populations.

8 “Municipality”, any city or town within the commonwealth of Massachusetts.

9 “Abutting property owner”, any individual or entity owning property directly adjacent to  
10 a group home.

11 (b) Any entity establishing a new group home shall provide written notice to the host  
12 municipality and abutting property owners at least 60 days prior to commencing operations. The  
13 notice shall include:

14 (1) the address of the group home;

15 (2) the type of services provided at the group home; and

16 (3) contact information for the operator or managing entity.

17 (c) Any group home failing to comply with the PILOT or notification requirements may  
18 be subject to penalties, including but not limited to:

19 (1) financial penalties up to \$5,000 per violation; and

20 (2) suspension of state funding or licensing.

21 (d) The executive office of housing and livable communities shall submit an annual  
22 report to the legislature detailing:

23 (1) compliance rates with the notification requirements; and

24 (2) the number of group homes in each municipality.

25 (e) The executive office of housing and livable communities shall oversee the  
26 implementation and enforcement of this section.

27 SECTION 2. Existing group homes shall, within six months of the passage of this act,  
28 submit notification to their host municipality and abutting property owners in compliance with  
29 subsection (b) of section 1 of this act.

30           SECTION 3. If any provision of this act is found to be invalid or unenforceable, the  
31 remaining provisions shall remain in full force and effect.

32           SECTION 4. This act shall take effect on January 1, 2026.