

**SENATE . . . . . No. 1441**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

*Lydia Edwards*

*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 simplifying inclusionary zoning.**

PETITION OF:

NAME:

*Lydia Edwards*

DISTRICT/ADDRESS:

*Third Suffolk*

**SENATE . . . . . No. 1441**

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By Ms. Edwards, a petition (accompanied by bill, Senate, No. 1441) of Lydia Edwards for legislation relative to inclusionary zones in affordable housing. Municipalities and Regional Government.

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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 simplifying inclusionary zoning.

*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 5 of chapter 40A, as appearing in the 2022 Official Edition, is hereby amended  
2 by adding the following paragraph:-

3 (5) An inclusionary zoning ordinance or by-law that requires not more than 13 percent of  
4 units be affordable; provided, however, that such zoning ordinance or by-law shall not unduly  
5 constrain the production of housing in the area impacted by the inclusionary zoning ordinance or  
6 by-law; provided further, that such ordinance or by-law shall require a density bonus; and  
7 provided further, that the executive office of housing and livable communities may issue  
8 guidelines or promulgate regulations consistent with this paragraph.