

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

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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 to protect small lot ADUs.

PETITION OF:

NAME:

*Lydia Edwards*

DISTRICT/ADDRESS:

*Third Suffolk*

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

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By Ms. Edwards, a petition (accompanied by bill) (subject to Joint Rule 12) of Lydia Edwards for legislation to protect accessory dwelling units. 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 to protect small lot ADUs.

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

1           Section 8 of Chapter 150 of the Acts of 2024 is hereby amended by removing the period  
2   at the end of the sentence ending with “Chapter 64G” and adding:- ; provided further that an  
3   accessory dwelling unit on a lot of not more than 10,000 square feet shall be subject to no more  
4   than a five-foot side and rear setback, a five-foot separation between detached structures, and  
5   shall be exempt from any lot coverage or open space requirement.