

SENATE No.

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.

[Pin Slip]

The Commonwealth of Massachusetts

**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 per cent 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.