

COMMITTEE ON HOUSING ~ BILL SUMMARY

Bill Number: H.1493

Name: An act allowing movable tiny house as permanent residential dwellings and accessory dwelling units

Sponsor(s): Representative David DeCoste (5th Plymouth)

Hearing Date: June 4, 2025

Prior History: Refile; 2023-24: Reported favorably by the Joint Committee on Housing

Reporting Deadline: August 3, 2025

Similar Matters:

CURRENT LAW: *M.G.L. c. 40A § 1A* — General laws regarding definitions of categories including “accessory dwelling unit” “as of right” and other relevant language including “lot”

PROPOSED CHANGE(S):

This bill would require the RMV to establish a new category for movable tiny houses. The registry of motor vehicles shall establish a process to apply for, issue and cancel certificates of title for them.

Requires a movable tiny house to be permanently affixed to a chassis, or supportive framework that moves the house, approved by the Massachusetts Department of Transportation capable of carrying the total weight of the structure and the exterior width shall not exceed any dimension prohibited by the Massachusetts Department of Transportation for movement on a public way or highway and to be built in conformance with the regulations and standards of the state building code except not required to have insulation in walls, floors and total ceiling assembly exceeding R13, R19 and R25 respectively.

A movable tiny house may be placed on a lot as defined in section 1A of chapter 40A of the General Laws and lived in for not less than 180 days before an on-site inspection; provided, however, that after 180 days, a movable tiny house shall be required to have an established address, energy and water source and wastewater system; provided further, that after 180 days the authority having jurisdiction of said lot shall provide for the inspection of the moveable tiny house by either the local authority having jurisdiction or a certified member of a third-party inspection agency and if the moveable tiny house meets the standards of the inspection a certificate of occupancy shall be issued.

Allows municipalities to offer tax incentives for tiny house hosted parking, as well as less restrictive rules and regulations but not to establish design criteria excluding movable tiny houses.