

COMMITTEE ON HOUSING ~ BILL SUMMARY

Bill Number: H.1550

Name: An Act relative to PILOT agreements on replaced public housing

Sponsor(s): Representative Paul McMurty (11th Norfolk)

Hearing Date: June 4, 2025

Prior History: New File

Reporting Deadline: August 3, 2025

Similar Matters:

CURRENT LAW: *M.G.L. c. 121B § 16 — Exemption from taxation for real estate and tangible personal property of operating agency*

M.G.L. c. 59 — Assessment of Local Taxes

PROPOSED CHANGE:

This bill would amend tax exemptions for public housing — or buildings and other structures owned by a housing authority — as well as controlled affiliates, or another private entity, (including a for-profit or charitable corporation, general or limited partnership, or limited liability company) to be exempt from taxation, betterments and special assessments to the extent such buildings or structures are restricted for use as “replacement units”, including associated common areas and associated land.

If the replacement units and associated common areas are only a portion of the buildings or structures, the exemption shall be prorated based on the ratio which the square footage of replacement units bears to the square footage of all other residential or commercial units within the buildings or structures. The housing authority, controlled affiliate or other private entity shall pay, with respect to the exempt portion of the buildings or structures and land, a payment in lieu of taxes consistent with the valuation to the housing authority’s real estate in the city or town in which such real estate is located, or as otherwise previously agreed upon between the city or town and the housing authority as the method for computing the payments as well as with respect to the non-exempt portion of the buildings or structures and land, real estate taxes in accordance with chapter 59 of the M.G.L. based on the fair cash value of the non-exempt portion of the buildings or structures and non-exempt portion of the land using the ratio described above.

