

## COMMITTEE ON HOUSING ~ BILL SUMMARY

**Bill Number:** H.1567

**Name:** An Act establishing a statewide affirmatively furthering fair housing framework

**Sponsor(s):** Representative Thomas Stanley (9th Middlesex)

**Hearing Date:** June 25, 2025

**Prior History:** Refile; (2023-24) Received a favorable report from the Joint Committee on Housing

**Reporting Deadline:** August 22, 2025

**Similar Matter:** Section 5 of The Affordable Homes Act establishes an Office of Fair Housing. Section 5 establishes the office within EOHLIC to collaborate with state agencies on policies and strategies to: (A) advance the elimination of housing discrimination and increase access to fair housing; (B) overcome patterns of segregation; (C) foster inclusive communities without barriers that restrict access for individuals or groups protected from unlawful practices pursuant to chapter 151B; and (D) support enforcement of and compliance with all fair housing laws, including, but not limited to, said chapter 151B and the federal Fair Housing Act, 42 U.S.C. 3601 et seq.

**CURRENT LAW:** *M.G.L. c. 40A — Zoning*

### PROPOSED CHANGE:

This bill would require any developer intending to construct a large-scale development to complete a fair housing assessment in a form prescribed by EOHLIC. The assessment shall describe, at a minimum:

- (i) the projected impact of the development on fair housing, housing discrimination and displacement
- (ii) how the proposed development would minimize harm and affirmatively further fair housing.

The developer must provide documentation to EOHLIC and the municipality at least 180 days prior to the beginning of construction.

EOHLC may issue fines for noncompliance. If signed into law, this bill would come into effect no later than 60 days after signage.

The bill states that large-scale development as a condominium association or apartment building with 35 or more residential dwelling units.