

## COMMITTEE ON REVENUE ~ BILL SUMMARY

**Bill Number:** H.3194 (similar to S.1973)

**Name:** AN ACT RELATIVE TO AFFORDABLE HOUSING AND ENVIRONMENTAL ADAPTATION DOLLARS

**Sponsor(s):** Rep. Samantha Montano (Boston)

**Hearing Date:** July 15, 2025

**Reporting Date:** September 13, 2025

**Prior History:** N/A

### CURRENT LAW:

*M.G.L. c. 10 § 35GGG – Global Warming Solutions Trust Fund:* A fund administered by the Secretary of Energy and Environmental Affairs (EEA). Amounts in fund can be used for grants or loans to governmental, quasi-governmental, or non-profits for costs related to climate change mitigation and adaptation. Monies deposited into the fund at the end of the fiscal year do not revert to the General Fund.

*M.G.L. c. 64A, 64C, 64D, 64E, 64F, 64G, 64J, 64K, 64L, 64M, 64N – Excise taxes:* Massachusetts imposes excise taxes on the purchase, transfer, or use of certain products and services, such as gasoline, tobacco products, and room occupancy.

*M.G.L. c. 64D – Deeds excise:* The Registry of Deeds of each county shall collect an excise on the transfer of deeds equal to \$2.00 for every \$500 of the value of the property for which the deed is written, which is remitted to the Department of Revenue. The excise is self-assessed and paid by the person who makes or signs the deed, instrument, or writing by affixing adhesive stamps to the document in the proper amount.

*St. 1969, c. 546, § 23 –* Massachusetts levies an additional 14% on the deeds excise established in chapter 64D. Therefore, the total Massachusetts deeds excise is \$2.28 for every \$500 of the value of the property.

### PROPOSED CHANGE(S):

This bill would increase the deeds excise imposed on transfers of real property interests and would dedicate the revenue generated from this increase to the Global Warming Solutions Trust Fund, the Affordable Housing Trust Fund and the Housing Preservation and Stabilization Trust Fund.

The bill would institute the following fee structure for the deeds excise charge:

- Value of the property exceeds \$100 but does not exceed \$500:
  - \$2.28 plus additional fees:
    - \$1.14 to the Global Warming Solutions Trust Fund,
    - \$0.68 to the Affordable Housing Trust Fund and
    - \$0.46 to the Housing Preservation and Stabilization Trust Fund
  - \$1.71 for Barnstable county, plus additional fees:
    - \$0.86 to the Global Warming Solutions Trust Fund,
    - \$0.51 to the Affordable Housing Trust Fund and
    - \$0.34 to the Housing Preservation and Stabilization Trust Fund
- For each additional \$500 of valuation or fractional part thereof:
  - \$2.28 plus additional fees:

- \$1.14 to the Global Warming Solutions Trust Fund,
- \$0.68 to the Affordable Housing Trust Fund and
- \$0.46 to the Housing Preservation and Stabilization Trust Fund
- \$1.71 for Barnstable county, plus additional fees:
  - \$0.86 to the Global Warming Solutions Trust Fund,
  - \$0.51 to the Affordable Housing Trust Fund and
  - \$0.34 to the Housing Preservation and Stabilization Trust Fund

The bill introduces tax credits for low-income homeowners and first-time homebuyers who sell their residences, equal to 25% of the transaction fee paid.

It mandates that funds from these trust funds prioritize investments in environmental justice populations and consider regional equity, requiring transparency through public posting of spending plans by August 1st each year. Additionally, the bill includes provisions to ensure that fund expenditures consider racial justice, distribute resources reasonably across the Commonwealth, and are developed in consultation with racial justice-oriented stakeholders and regional planning agencies.

This legislation would take effect January 1, 2026.