

COMMITTEE ON REVENUE ~ BILL SUMMARY

Bill Number: H.3220

Name: AN ACT SPURRING INTELLIGENT DEVELOPMENT ON MBTA PROPERTY

Sponsor(s): Rep. David Allen Robertson (Tewksbury)

Hearing Date: July 15, 2025

Reporting Date: September 13, 2025

Prior History: 2023-24 (H.2928): Ordered to a House Study
2021-22 (H.4177): Ordered to a House Study

CURRENT LAW:

M.G.L. c. 63 § 38N – Economic development tax credit: Certain business corporations are eligible for a credit against corporate excise that equals a certain percentage of the cost of qualified economic development projects.

PROPOSED CHANGE(S):

The proposed bill amends chapter 63 to allow, in addition to any other tax credit allowed by law, a tax credit with respect to a qualified development of air rights over any parking space, lot or area on any mass transportation facilities. The MBTA may annually authorize the total sum of \$50,000,000 to be allocated to among as many qualified developments as fiscally feasible.

The bill also amends Chapter 161A to establish an “MBTA Capital Projects Fund” which shall be credited with the revenue generated from the air rights over any parking space, lot or area on any mass transportation facilities along with the interest or investments earnings on any such monies.