

**Massachusetts House of Representatives  
Bill Summary**

**Bill #:** H.2344

**Title:** An Act requiring Safe Harbor exceptions to the MBTA Communities Act.

**Sponsor:** Rep. Jeffrey R. Turco

**Committee** Municipalities and Regional Government

**Hearing Date:** July 29, 2025

**Current Law:** Chapter 40A deals with zoning.

Section 3A of Chapter 40A, also known as the MBTA Communities Act, requires any municipality that hosts or is otherwise serviced by an MBTA station or terminal to provide at least one reasonably sized housing district in which multi-family housing is permitted as of right.

Chapter 40B requires that a community have at least 10 percent affordable housing units. A housing developer may seek approval from the state housing appeals committee for a permit to build if their local application is denied and their project contains affordable housing units.

**Summary:** This bill amends Section 3A of Chapter 40A by adding language stating that any community which qualifies for any of the safe harbor provisions of M.G.L. 40B, shall be exempt from the requirements of this Section 3A.

177 municipalities are subject to the MBTA Communities Act.

**Notes:**