

Joint Committee on State Administration and Regulatory Oversight

Bill Summary

BILL NUMBER	House, No. 5664
TITLE	An Act relative to the release or amendment of certain use restrictions for certain property in the city of Malden
SPONSORS	Representative Paul Donato
HEARING DATE	Thursday, September 24, 2026 at 10am in B-1 [Virtual Hearing]
PRIOR HISTORY	N/A
CURRENT LAW	Chapter 7C, Sections 32-37 (inclusive): Capital Asset Management and Maintenance

SUMMARY

This bill releases certain use restrictions, such as nonprofit recreational, educational or community use on a parcel in Malden that is currently being used as a district court parking lot. The consideration for the release of the restriction shall be determined by DCAMM and the Mayor of Malden and any net proceeds shall be paid to the Commonwealth for development use. In Section 2, the formula for net proceeds shall be the difference between the sale price of the parcel from Malden to a third party development and the purchase price (\$480,000) that Malden paid in 2023, minus the costs related to the release of the restriction.

HOUSE No. 5664

By Representative Donato of Medford, a petition (subject to Joint Rule 12) of Paul J. Donato, Steven Ultrino and Kate Lipper-Garabedian for legislation to authorize the release or amendment of certain use restrictions on former state property in the city of Malden. State Administration and Regulatory Oversight.

The Commonwealth of Massachusetts

In the One Hundred and Ninety-Fourth General Court
(2025-2026)

An Act relative to the release or amendment of certain use restrictions for certain property in the city of Malden.

Whereas, The deferred operation of this act would tend to defeat its purpose, which is to authorize forthwith the release or amendment of certain use restrictions of land in the city of Malden, therefore it is hereby declared to be an emergency law, necessary for the immediate preservation of the public convenience.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. Notwithstanding sections 32 to 37, inclusive, of chapter 7C of the General Laws, chapter 131 of the acts of 2022 or any other general or special law to the contrary, the Commissioner of Capital Asset Management and Maintenance may release or amend certain use restrictions (use restricted to nonprofit recreational, educational or community use and any ancillary uses) held by the Commonwealth on the parcel of land and building situated thereon at 89 Summer street in the City of Malden, formerly the site of Malden district court and 0 Summer Street, used as a district court parking lot. The use restrictions are described in the deed recorded in the Middlesex Southern Registry of Deeds book 82021, page 277 and shown on a plan entitled “Existing Conditions Plan of Land Malden District Court 89 Summer Street in Malden

Massachusetts” prepared by BSC Group and recoded with the Middlesex Southern Registry of Deeds at Book 2023, Page 628. The consideration for the release or amendment of the use restrictions for all other proposed sale/reuses shall be determined by the Commissioner of Capital Asset Management in consultation with the Mayor of Malden and the Net Proceeds shall be paid to the Commonwealth at the time of a subsequent conveyance to a third party for development.

SECTION 2. The Net Proceeds shall be determined as the difference between the sale price from the City of Malden to a third party developer and the purchase price of \$480,000 as paid for by the City of Malden in 2023, minus costs related to release or amendment of the restriction and sale/redevelopment transaction related costs, including, but not limited to, appraisals, surveys, plans, recordings, professional fees and studies and other reasonable expenses necessary to effectuate the release, amendment, and subsequent disposition. In the event that the net proceeds is a negative amount, the Commonwealth shall not be required to make any payments to the City of Malden.

Joint Committee on State Administration and Regulatory Oversight Bill Summary

BILL NUMBER	Senate, No. 3248
TITLE	An Act relative to a certain parcel of land in the city of Lowell
SPONSORS	Senator Vanna Howard
HEARING DATE	Thursday, September 24, 2026 at 10am in B-1 [Virtual Hearing]
PRIOR HISTORY	N/A
SIMILAR MATTERS	N/A
CURRENT LAW	Chapter 7C, Sections 32-37 (inclusive): Capital Asset Management and Maintenance
SUMMARY	The bill allows DCAMM to release Lowell from a condition that the parcel only be used for municipal purposes.

SENATE No. 3248

The Commonwealth of Massachusetts

PRESENTED BY:

Vanna Howard

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act relative to a certain parcel of land in the city of Lowell.

PETITION OF:

NAME:

Vanna Howard

DISTRICT/ADDRESS:

First Middlesex

SENATE No. 3248

By Ms. Howard, a petition (accompanied by bill, Senate, No. 3248) of Vanna Howard (with approval of the mayor and city council) for legislation relative to a certain parcel of land in the city of Lowell. State Administration and Regulatory Oversight. [Local Approval Received.]

The Commonwealth of Massachusetts

In the One Hundred and Ninety-Fourth General Court
(2025-2026)

An Act relative to a certain parcel of land in the city of Lowell.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

SECTION 1. Notwithstanding any general or special law to the contrary, the Commissioner of Capital Asset Management and Maintenance may release the city of Lowell of a certain Covenant found within a Release Deed from the Commonwealth of Massachusetts, acting by and through the Division Capital Asset Management and Maintenance, on behalf of the University of Massachusetts at Lowell, to the city of Lowell recorded in the Middlesex North Registry of Deeds at Book 32681, Page 142. Said Covenant states “The Premises shall be used solely for municipal purposes” and may be released by recording a Release Agreement in said Registry.

SECTION 2. This act shall take effect upon its passage.