

Massachusetts House of Representatives
Bill Summary

Bill #: H.2288

Title: An Act relative to MBTA communities

Sponsor: Rep. Bradley Jones, Jr.

Committee Municipalities and Regional Government

Hearing Date: July 29, 2025

Current Law: Under Section 1A of Chapter 40A of the MGL, an “MBTA Community” is defined as any municipality listed in Section 1 of Chapter 161A of the MGL.

Section 1 of Chapter 161A explicitly names 173 cities and towns to be defined as MBTA communities, divided into the three categories of the “51 cities and towns,” the “fourteen cities and towns,” and “other served communities.”

Section 3A of Chapter 40A requires MBTA communities to provide for at least one reasonably sized district in which multi-family zoning is permitted as of right.

Reasonable size is defined as having a minimum gross density of 15 units per acre and being located no more than a half mile from an MBTA station or terminal.

Summary: Section 1 would amend Section 1A of Chapter 40A and exclude any city or town that does not host a direct MBTA bus, subway, or transit service from both Section 1A and Section 3A.

Of the 177 MBTA communities, 93 do not host a MBTA service.

Notes: