

Massachusetts House of Representatives
Bill Summary

Bill #: H.2290

Title: An Act providing for municipal flexibility in state housing mandates

Sponsor: Rep. Bradley Jones Jr.

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.

Reasonable size is defined as having both fifteen units per acre and being located no more than one half mile from the nearest MBTA station or terminal.

Summary: This bill amends Chapter 40A of the MGL by adding Section 18, which allows municipalities to apply for an exemption from any state-imposed housing mandate, including the MBTA Communities Act.

Applications would demonstrate that the mandate poses an undue strain on municipal resources, conflicts with existing regulations, or otherwise excessively burden the city or town.

The oversight and administration of these applications are left to the Department of Housing and Community Development.

177 cities and towns are subject to the MBTA Communities Act.

Notes: