

Massachusetts House of Representatives
Bill Summary

Bill #: H.2291
Title: An Act allowing municipalities to appeal zoning provisions under the MBTA Communities Act
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 Section 3A of Chapter 40A by adding subsection (d), which allows municipalities to apply for relief from Section 3A based on potential adverse impacts on the drinking water supply, wastewater treatment, public transportation capacity, the environment, or historical properties.

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

177 municipalities are subject to the MBTA Communities Act.

Notes: