

Massachusetts House of Representatives Bill Summary

Bill #: H.2338

Title: An Act relative to exemptions from MBTA community designations.

Sponsor: Rep. Kenneth P. Sweezey

Committee: Municipalities and Regional Government

Hearing Date: July 29, 2025

Current Law: Chapter 40A of the MGL deals with zoning.

Section 3A of Chapter 40A of the MGL deals with multi-family zoning as-of-right in MBTA Communities.

Subsection (a) states that all MBTA communities must provide for at least one multi-family housing district of reasonable size and defines said districts as:

- Having a minimum gross density of fifteen units per acre
- Being located not more than one half mile from a commuter rail station, subway station, ferry terminal or bus station.

760 CMR 72.00 establishes rules, standards, and procedures to set forth how MBTA communities may achieve compliance with M.G.L. c. 40A, § 3A.

Summary: Section 1 amends Section 3A of Chapter 40A of the MGL in subsection (a) by exempting communities without a rail, subway, or ferry station.

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

Notes: