

**JOINT COMMITTEE ON TELECOMMUNICATIONS, UTILITIES, AND ENERGY**

**BILL SUMMARY**

**BILL NO.** H.3577

**TITLE:** An Act establishing a zero carbon renovation fund

**SPONSOR:** Representatives Andres X. Vargas and Manny Cruz

**COMMITTEE:** Telecommunications, Utilities, and Energy

**HEARING DATE:** September 25, 2025

**PRIOR HISTORY:** 2023-2024: H.3232; accompanied a study order, H.4778

**CURRENT LAW:**

Chapter 21A of the General Laws pertains to the Executive Office of Energy and Environmental Affairs.

**SUMMARY:**

This Act establishes a Zero Carbon Renovation Fund that will be administered by EEA, in consultation with other state agencies, executive offices and authorities. This fund will be used for the costs associated with the renovation of existing buildings, including affordable housing, homes rented or owned by low- and moderate-income households, municipal buildings, and small businesses with Massachusetts State Supplier Diversity Office Certifications, to conduct “Zero Carbon Renovations”. These buildings shall, to the maximum extent possible:

- Be highly energy efficient
- Use all-electric heating, hot water, and cooking technologies
- Include on-site renewable energy generating sources
- Be renovated with low-embodied carbon materials

Funds may also be expended for costs associated with remediation of existing building conditions which must be addressed before a Zero Carbon Renovation can be completed.

This fund shall be available to buildings throughout the Commonwealth; while prioritizing affordable housing and low- or moderate-income homes, public schools, and other buildings located in EJ communities and gateway cities.