

Massachusetts House of Representatives Bill Summary

Bill #: H.4074

Title: An Act relative to the development of single family and multi-family housing for veterans

Sponsor: Rep. Christopher Flanagan

Committee: Municipalities and Regional Government

Hearing Date: July 29, 2025

Current Law: Section 3 of Chapter 40A concerns subjects which zoning may not regulate; exemptions; public hearing process, etc. The law limits the regulation or restriction of certain activities such as agriculture, as well as prohibiting the regulation of the interior of a single-family residential building.

Section 37 of Chapter 239 of the Acts of 2024 replaced "department of public utilities" with "energy facilities siting board" for purposes of public service corporation zoning exemptions.

The 43rd clause of Section 7 of Chapter 4 defines the term "Veteran" for statutory purposes.

Summary: The bill adds a new paragraph to Section 3 that would grant an exemption from local zoning for the use of land or structures for single or multi-family dwellings that have a preference for housing veterans and also have an affordable housing deed restriction.