

**The 194th General Court of the Commonwealth of Massachusetts
2025-2026
Bill Summary**

Bill No: H1145

Title: AN ACT REGULATING CERTAIN MORTGAGES

Sponsor: Representative Michelle Dubois

Committee: Financial Services

Hearing Date: November 18th, 2025

Reporting Date: January 17th, 2026

Similar Matters:

Prior History: H3954 (2023-2024) Study

Current Law:

Inserts new section in Chapter 167E

Summary:

This bill creates a Shared Appreciation Mortgage Loan Program in Massachusetts, allowing banks to offer mortgages where the lender shares in the property's future appreciation. Borrowers must occupy the property, which can house up to four families, either fully or partially. In exchange for sharing appreciation, borrowers may get reduced interest rates or principal amounts. The lender's share of any appreciation is capped at 25%, and the loan term cannot exceed 10 years. The state commissioner has authority to regulate and oversee the program to ensure compliance and proper implementation.