



The Commonwealth of Massachusetts

SPECIAL JOINT COMMITTEE ON
INITIATIVE PETITIONS
STATE HOUSE, BOSTON 02133

Special Joint Committee on Initiative Petitions

Rep. Alice H. Peisch
House Chair

Sen. Cindy F. Friedman
Senate Chair

HEARING NOTICE

Date of Hearing: Monday, March 16, 2026

Time: 2:00 PM-4:30 PM

Location: A-1 and streamed virtual

The Joint Committee on Initiative Petitions will conduct a hearing in Room A-1, on Monday, March 16, 2026, from 2:00 p.m. to 4:30 p.m. on ballot initiative NO. 25-03 An Act to allow single-family homes on small lots in areas with adequate infrastructure (House, No. 5000).

The Joint Committee will hear invited testimony from experienced professionals and subject matter experts, proponents, and opponents. The public is invited to participate in this hearing. Advanced registration to present in-person oral testimony is required of anyone other than those invited. Those wishing to register to testify may do so by emailing Liz Berman at Elizabeth.Berman@masenate.gov. The deadline to register is Friday, March 13th at 12 PM. Please include your name, address, whether you support or oppose the question, and whether your testimony is on behalf of yourself or an organization. Participation will be limited as the portion of the hearing dedicated to public testimony is scheduled for 30 minutes. Chairs will limit testimony of the public to 2 minutes per speaker.

Should more people register than time can accommodate, they will be directed to submit written testimony. Written testimony may be submitted by mail to the Special Committee on Initiative Petitions at 24 Beacon Street, Room 235, Boston, MA 02133 or via email at SpecialJointCommitteeonInitiativePetitions@malegislature.gov. The deadline to submit written testimony is Friday, March 20th at 5:00 PM.

At the discretion of the Chairs and per committee rules, written testimony received by the committee will be made publicly available. The committee may limit availability or redact testimony that includes sensitive personal information, information about minors, or information that may jeopardize the health, wellness or safety of the testifier or others.

The livestream of this hearing will be available on the Legislature's website [here](#).

You may contact Committee staff with any questions at Elizabeth.Berman@masenate.gov or Mary.Cecconi@mahouse.gov.

Bill No.	Title
H5000	An Act relative to allow single-family homes on small lots in areas with adequate infrastructure

Please be advised that the schedule and agenda are subject to change at the discretion of the chairs per Committee rules.

Special Joint Committee on Initiative Petitions
Bill Summary

BILL NUMBER House, No. 5000

TITLE An Act to allow single-family homes on small lots in areas with adequate infrastructure

HEARING DATE Monday, March 16, 2026, 2:00 PM to 4:30 PM

SUMMARY

SUMMARY OF NO. 25-03

This proposed law would allow single-family homes to be built in a residentially zoned area as long as the land on which it is to be constructed is at least 5,000 square feet, has at least 50 feet of land bordering the street, road, or public way that it faces, and has access to public sewer and water services.

The proposed law would allow cities and towns to reasonably regulate certain aspects of those single-family homes, including their height, distance from neighboring buildings, open space, parking requirements, and whether they can be rented out on a short-term basis. The proposed law would also allow the Executive Office of Housing and Livable Communities to issue guidance or regulations to administer the proposed law.