

Massachusetts House of Representatives
Bill Summary

Bill #: H.1514

Title: An Act providing a buffer for manufactured home communities

Sponsor: Rep. James Hawkins

Committee: Municipalities and Regional Government

Hearing Date: July 29, 2025

Prior History: H.3940 (2023-2024) discharged to Housing Committee.

Current Law: MGL Chapter 40A Section 3A established multi-family zoning as of right in MBTA communities. Cities and towns that are served by the MBTA must have at least one zoning district in which multi-family housing is permitted by right, so long as the housing has no age restrictions and is suitable for families with children. Such districts must have a minimum gross density of 15 units per acre (subject to further environmental laws regarding septic systems and protecting coastal and other waterways) and be located not more than 0.5 miles from a commuter rail station, subway station, ferry terminal or bus station, if applicable.

Communities that fail to comply with this section risk losing state funding from the Housing Choice Initiative, the Local Capital Projects Fund, and the MassWorks infrastructure program.

Section 32Q of MGL Chapter 140 defines a manufactured home as "a structure, built in conformance to the National Manufactured Home Construction and Safety Standards which is transportable in one or more sections, which in the traveling mode, is eight body feet or more in width or forty body feet or more in length, or, when erected on site, is three hundred twenty or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling unit with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein."

Summary: This bill amends Section 3A of Chapter 40A by adding a new provision requiring any multi-family housing districts established in MBTA communities to be located at least 0.2 miles from a manufactured home.