

HOUSE No.

The Commonwealth of Massachusetts

PRESENTED BY:

Bradley H. Jones, Jr.

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the passage of the accompanying bill:

An Act relative to streamlining permitting for housing.

PETITION OF:

NAME:	DISTRICT/ADDRESS:
Bradley H. Jones, Jr.	20th Middlesex
George N. Peterson, Jr.	9th Worcester
Viriato Manuel deMacedo	1st Plymouth
Elizabeth Poirier	14th Bristol

The Commonwealth of Massachusetts

In the Year Two Thousand and Nine

AN ACT RELATIVE TO STREAMLINING PERMITTING FOR HOUSING.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1. Section 2 of chapter 43D of the General Laws, as appearing in the 2006 Official
2 Edition, is hereby amended by inserting after the definition “Technical review team” the
3 following new definition:--

4

5 “Housing Priority Zone”, a privately or publicly owned property, a zoning district or a zoning
6 overlay district zoned and designated for the development or redevelopment of housing which:

7

8 Exceeds the allowable unit density by a minimum of 10 percent greater than the density
9 allowed prior to designation as a priority zone;

10

11 Includes a minimum of 40% of its units as affordable to those earning 80% or less of area
12 median income;

13

14 May incorporate the use of zoning methods known as cluster development, as defined in
15 Section 9 of Chapter 40A of the General Laws, or open space residential design; and

16

17 Is designated a priority development site by the board, in consultation with the
18 Department of Housing and Community Development.

19

20 SECTION 2. Chapter 43D of the General Laws, as so appearing, is hereby amended by inserting
21 after section 16 by inserting the following new section:-

22 Section 17. For the purposes of determining consistency with the definition of
23 “consistent with local needs” contained in Section 20 of Chapter 40b of the General Laws, a
24 housing unit developed in a housing priority zone shall be credited at the rate of 1.75 units upon
25 the issuance of a building permit.

26

27 SECTION 3. The provisions of this Act shall expire five years following the date of its passage
28 unless otherwise terminated, modified or extended.

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