

**SENATE . . . . . No.**

---

---

**The Commonwealth of Massachusetts**

PRESENTED BY:

**Harriette L. Chandler**

*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 district improvement financing.

PETITION OF:

NAME:

Harriette L. Chandler

DISTRICT/ADDRESS:

First Worcester

[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE SENATE, NO. S00131 OF 2007-2008.]

## The Commonwealth of Massachusetts

—————  
In the Year Two Thousand and Nine  
—————

### AN ACT RELATIVE TO DISTRICT IMPROVEMENT FINANCING.

*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 1 of chapter 40Q of the General Laws is hereby amended by striking the definition  
2   “inflation factor” inserted by section 18 of chapter 46 of the acts of 2003 and inserting in place thereof  
3   the following:  
4  
5   “inflation factor”, if the city or town has not included an election statement in its invested revenue  
6   district development program, a ratio: (1) the numerator of which shall be the total assessed value of all  
7   parcels of residential, commercial and industrial real estate that are assessed at full and fair cash value  
8   for the current fiscal year minus the new growth adjustment factor for the current fiscal year  
9   attributable to the residential, commercial and industrial real estate as determined by the commissioner  
10   of revenue pursuant to paragraph (f) of section 21C of chapter 59; and (2) the denominator of which  
11   shall be the total assessed value for the preceding fiscal year of all the parcels included in the  
12   numerator; provided, however, the ratio shall not be less than 1. In the event, that the proposed  
13   Invested Revenue District does not include residential property, then the assessed value attributable to  
14   residential property shall not be included in either the numerator or the denominator in calculating the  
15   inflation factor.  
16  
17   **SECTION 2.** Section 1 of chapter 40Q of the General Laws is hereby further amended by striking the  
18   word “and” appearing between subparagraphs (6) and (7) of the definition “Invested revenue district  
19   development program” and by inserting at the end of the sentence defining “Invested revenue district  
20   program” the following punctuation and words:-  
21

22 ,and (8) if applicable, a statement of the city or town electing that the original assessed value not be  
23 increased by the adjustment factor

24

25 **SECTION 3.** Section 1 of chapter 40Q of the General Laws is hereby further amended by striking the  
26 definition of “Original assessed value” inserted by section 18 of chapter 46 of the acts of 2003 and  
27 inserting in its place the following two sentences:-

28

29 "Original assessed value", the aggregate assessed value of the invested revenue district as of the base  
30 date. If the city or town has not included an election statement in its investment district development  
31 program, the original assessed value in any year shall be equal to the original assessed value as of the  
32 base date multiplied by the adjustment factor for that fiscal year.

33

34 **SECTION 4.** Section 1 of chapter 40Q of the General Laws is hereby further amended by inserting the  
35 following new definition immediately prior to the definition of “Base date” as appearing in section 18 of  
36 chapter 46 of the acts of 2003: -

37

38 “Adjustment factor”, for each fiscal year of the term of a given development program, the product of  
39 the inflation factors for each fiscal year subsequent to the first fiscal year immediately following the  
40 base date.

41

42 **(e)** Section 1 of chapter 40Q of the General Laws is hereby further amended by striking subparagraph 8  
43 of the definition of “Development program” inserted by section 18 of chapter 46 of the acts of 2003 and  
44 inserting in its place the following new subparagraph:-

45

46 “the duration of the program which shall not exceed the longer of (i) 30 years from the date of  
47 designation of the district or (ii) 30 years from project stabilization (as defined in the development  
48 program).

49