

**HOUSE . . . . . No. 1358**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

*Lenny Mirra*

*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 adoption of the accompanying bill:

An Act to increase access and financing for smart growth developments.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Lenny Mirra</i>	<i>2nd Essex</i>	<i>1/12/2023</i>

**HOUSE . . . . . No. 1358**

By Representative Mirra of Georgetown, a petition (accompanied by bill, House, No. [BILL NUMBER]) of Lenny Mirra for legislation to increase access and financing for smart growth developments. Housing.

[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE HOUSE, NO. 1431 OF 2021-2022.]

**The Commonwealth of Massachusetts**

\_\_\_\_\_  
**In the One Hundred and Ninety-Third General Court  
(2023-2024)**  
\_\_\_\_\_

An Act to increase access and financing for smart growth developments.

*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 6 of chapter 40R of the General Laws, as appearing in the 2020  
2 Official Edition, is hereby amended by striking the word “shall” the first and fourth time it  
3 appears, and inserting in place thereof the following word:- may

4 SECTION 2. Section 9 of chapter 40R, as so appearing, is hereby amended by striking, in  
5 line 10, the figure “\$10,000” and inserting in place thereof the following new figure:- \$20,000

6 SECTION 3. Said section 9 of said chapter 40R, as so appearing, is hereby further  
7 amended by striking, in line 11, the figure “\$75,000” and inserting in place thereof the following  
8 new figure:- \$150,000

9 SECTION 4. Said section 9 of said chapter 40R, as so appearing, is hereby further  
10 amended by striking, in line 12, the figure “\$200,000” and inserting in place thereof the  
11 following new figure:- \$400,000

12 SECTION 5. Said section 9 of said chapter 40R, as so appearing, is hereby further  
13 amended by striking, in line 13, the figure “\$350,000” and inserting in place thereof the  
14 following new figure:- \$700,000

15 SECTION 6. Said section 9 of said chapter 40R, as so appearing, is hereby further  
16 amended by striking, in line 14, the figure “\$600,000” and inserting in place thereof the  
17 following new figure:- \$1,200,000

18 SECTION 7. Said section 9 of said chapter 40R, as to appearing, is hereby further  
19 amended by inserting at the end thereof the following new paragraph:-

20 (d) The commonwealth shall pay from the trust fund or other funds from appropriations  
21 or other money authorized by the general court a one-time transit-oriented-development bonus  
22 payment to each city or town who develops new units within one half of a square mile from any  
23 transit stop within said city or town. This payment shall be \$3,000 for each housing unit of new  
24 construction created within this district. The amount due shall be paid on a unit-by-unit basis in  
25 accordance with department regulations, upon submission by a city or town of proof of issuance  
26 of a building permit for a particular housing unit or units within the district.