

HOUSE No. 3640

The Commonwealth of Massachusetts

PRESENTED BY:

Dylan A. Fernandes

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 amending the act authorizing affordable housing covenants in the town of Nantucket.

PETITION OF:

NAME:

Dylan A. Fernandes

DISTRICT/ADDRESS:

Barnstable, Dukes and Nantucket

HOUSE No. 3640

By Mr. Fernandes of Falmouth, a petition (accompanied by bill, House, No. 3640) of Dylan A. Fernandes (by vote of the town) that the town of Nantucket be authorized to designate the Nantucket Housing Authority as the agency authorized to create, administer and enforce Nantucket housing needs covenants. Housing. [Local Approval Received.]

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE HOUSE, NO. 3701 OF 2017-2018.]

The Commonwealth of Massachusetts

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**In the One Hundred and Ninety-First General Court
(2019-2020)**
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An Act amending the act authorizing affordable housing covenants in the town of Nantucket.

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 301 of the Acts of 2002, “An Act Authorizing
2 Affordable Housing Covenants in the Town of Nantucket,” is hereby repealed and the following
3 text is inserted in its place:

4 Section 2. Notwithstanding the provisions of any general or special law to the contrary,
5 the town of Nantucket may adopt by-laws to designate the Nantucket Housing Authority as the
6 agency authorized to create, administer and enforce Nantucket housing needs covenants. These
7 covenants shall run with the land for a specified number of years or if no termination date is
8 specified then in perpetuity, and shall be executed by or on behalf of the owner of the land
9 appropriate to (a) limiting the use of all or part of the land to occupancy by persons or families of

10 middle income in either rental or other housing, except for a “qualified family member” as
11 defined in Section 8B(2) of Chapter 139 (Zoning) of the Code of Nantucket who shall be exempt
12 from the established income and asset limits otherwise required in said covenants, (b) restricting
13 the resale price of all or part of the property in order to ensure its affordability by future middle
14 income purchasers, or (c) in any way limiting or restricting the use or enjoyment of all or any
15 portion of the land for the purpose of encouraging or ensuring the creation or retention of rental
16 and other housing for occupancy by middle income persons and families.

17 SECTION 2. This act shall take effect upon its passage.