

**HOUSE . . . . . No. 3663**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

*Vanna Howard*

*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 relative to small scale commercial development for gateway cities.

PETITION OF:

| NAME:                     | DISTRICT/ADDRESS:     | DATE ADDED:      |
|---------------------------|-----------------------|------------------|
| <i>Vanna Howard</i>       | <i>17th Middlesex</i> | <i>1/10/2023</i> |
| <i>Michelle M. DuBois</i> | <i>10th Plymouth</i>  | <i>2/7/2023</i>  |

**HOUSE . . . . . No. 3663**

By Representative Howard of Lowell, a petition (accompanied by bill, House, No. 3663) of Vanna Howard and Michelle M. DuBois for legislation to establish tax incentives for small-scale commercial development for gateway cities. Revenue.

**The Commonwealth of Massachusetts**

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

An Act relative to small scale commercial development for gateway cities.

*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. Chapter 40 of the General Laws is hereby amended by inserting after  
2 section 60B the following section:-

3 Section 60C. (a) For the purposes of this section the following terms shall, unless the  
4 context otherwise requires, have the following meanings:-

5 “Executive office”, department of housing and community development.

6 “Gateway municipality”, a municipality with a population greater than 35,000 and less  
7 than 250,000, a median household income below the commonwealth's average and a rate of  
8 educational attainment of a bachelor's degree or above that is below the commonwealth's  
9 average.

10 “Secretary”, undersecretary of housing and community development.

11 (b) Notwithstanding any general or special law to the contrary, a city or town, by vote of  
12 its town meeting, town council or city council, with the approval of the mayor where required by  
13 law, on its own behalf or in conjunction with 1 or more cities or towns and pursuant to  
14 regulations issued by the secretary of the executive office of housing and economic development,  
15 may adopt and implement a gateway municipality tax increment financing plan, referred to as a  
16 GM-TIF plan in this section, intended to encourage commercial rental and build-out  
17 opportunities in multi-story commercial buildings in gateway municipalities. Any such GM-TIF  
18 plan shall:

19 (i) designate 1 or more areas of such gateway municipality as a gateway municipality tax  
20 increment financing area, referred to as a GM-TIF area subject to the approval of the secretary  
21 under regulations adopted by the executive office consistent with this section.

22 (ii) describe in detail the commercial development contemplated for such GM-TIF area as  
23 of the date of adoption of the GM-TIF plan that shall be eligible for the GM-TIF;

24 (iii) authorize tax increment exemptions from property taxes, under clause Fifty-first of  
25 section 5 of chapter 59, for a specified term not to exceed 30 years, for any parcel of real  
26 property which is located in the GM-TIF area and for which an agreement has been executed  
27 with the owner of the parcel under clause (iv); provided, however, that the GM-TIF plan shall  
28 specify the level of exemptions expressed as exemption percentages, not to exceed 100 per cent,  
29 to be used in calculating the exemptions for the parcel, and for personal property situated on that  
30 parcel, as provided under said clause Fifty-first of said section 5 of said chapter 59; provided,  
31 further, that the exemption for each parcel of real property shall be calculated using an  
32 adjustment factor for each fiscal year of the specified term equal to the product of the inflation

33 factors for each fiscal year since the parcel first became eligible for such exemption pursuant to  
34 this clause; provided, further, that the inflation factor for each fiscal year shall be a ratio:

35 (A) the numerator of which shall be the total assessed value of all parcels of all  
36 commercial and industrial real estate that is assessed at full and fair cash value for the current  
37 fiscal year minus the new growth adjustment for the current fiscal year attributable to the  
38 commercial and industrial real estate as determined by the commissioner of revenue under  
39 paragraph (f) of section 21C of said chapter 59; and

40 (B) the denominator of which shall be the total assessed value for the preceding fiscal  
41 year of all the parcels included in the numerator, except that such ratio shall not be less than 1;

42 (iv) include executed agreements between such city or town and each eligible owner of a  
43 parcel of real property which is located in a GM-TIF area. Each such agreement shall include the  
44 following: (1) all material representations of the parties which served as a basis for the  
45 descriptions contained in the GM-TIF plan in accordance with clause (ii) and which served as a  
46 basis for the granting of a GM-TIF exemption; (2) any terms considered appropriate by the city  
47 or town relative to compliance with the GM-TIF agreement including, but not limited to, that  
48 which shall constitute a default by the property owner and the remedies that shall be instituted  
49 between the parties for any such defaults, including an early termination of the agreement; (3)  
50 provisions requiring that 75 per cent of the eligible workforce shall receive training that is  
51 designed to retain employment in such city or town; (4) a detailed recitation of all other benefits  
52 and responsibilities inuring to and assumed by the parties to such agreement; and (5) a provision  
53 that such agreement shall be binding upon subsequent owners of such parcel of real property;

54 (v) delegate the authority to execute agreements in accordance with clause (iv) to 1  
55 board, agency or officer of the city or town; and

56 (vi) be certified as an approved GM-TIF plan by the department pursuant to regulations  
57 adopted by said department if the department finds, based on the information submitted in  
58 support of the GM-TIF plan by the city or town and such additional investigation as the council  
59 shall make, and incorporate in its minutes, that the plan is consistent with the requirements of  
60 this section and shall further the public purpose of retaining or encouraging increased industrial  
61 and commercial manufacturing activity in the commonwealth. A city or town may at any time  
62 revoke its designation of a GM-TIF area and, as a consequence of such revocation, shall  
63 immediately cease the execution of any additional agreements pursuant to clause (iv). The board,  
64 agency or officer of the city or town authorized pursuant to clause (v) to execute agreements  
65 shall forward to the board of assessors a copy of each such agreement, together with a list of the  
66 parcels included therein. An executed and approved GM-TIF shall be recorded in the registry of  
67 deeds or the registry district of the land court for the county wherein such land lies.

68 SECTION 2. Section 2 of chapter 40Q of the General Laws, as appearing in the 2020  
69 Official Edition, is hereby amended by inserting after the first sentence the following sentence:-  
70 Any city or town by vote of its town meeting, town council or city council with the approval of  
71 the mayor where required by law may designate a gateway municipality tax increment financing  
72 area adopted pursuant to section 60C of chapter 40 as a development district pursuant to this  
73 section.

74 SECTION 3. Paragraph (a) of Part B of section 3 of chapter 62 of the General Laws, as  
75 so appearing, is hereby amended by inserting after subparagraph (19) the following  
76 subparagraph:-

77 (20) An amount equal to 20 per cent of the cost of improving any commercial building in  
78 a gateway municipality tax increment financing area as approved by the secretary of housing and  
79 economic development.

80 SECTION 4. Section 6 of chapter 62 of the General Laws, as amended by section 103 of  
81 chapter 268 of the acts of 2022, is hereby amended by adding the following subsection:-

82 (dd) (1) A credit shall be allowed against the tax liability imposed by this chapter, to the  
83 extent authorized by the secretary of housing and economic development, up to an amount equal  
84 to 50 per cent of such liability in any taxable year; provided, however, that the 50 per cent  
85 limitation shall not apply where the credit is refundable under paragraph (5) for approved  
86 projects for commercial rental and build-out opportunities in multi-story commercial buildings in  
87 gateway municipalities. A lessee may be eligible for a credit pursuant to this subsection for real  
88 property leased pursuant to an operating lease.

89 The total amount of credits that may be authorized by the secretary in a calendar year  
90 pursuant to this section and section 38N of chapter 63 shall not exceed an annual cap equal to  
91 \$50,000,000 minus the credits granted and carryforwards of credits from prior years pursuant to  
92 subsection (q)(5) of section 6 of this chapter and section 38BB(5) of said chapter 63, and shall  
93 include: (1) refundable credits granted during the year pursuant to this section or said section  
94 38N of said chapter 63; (2) nonrefundable credits granted during the year pursuant to this section  
95 or said section 38N of said chapter 63, to the extent that such nonrefundable credits are estimated

96 by the commissioner to offset tax liabilities during the year; and (3) carryforwards of credits  
97 from prior years under this section or said section 38N of said chapter 63, to the extent that such  
98 credit carryforwards are estimated by the commissioner to offset tax liabilities during the year.  
99 The secretary shall provide the commissioner of revenue with any documentation that the  
100 commissioner deems necessary to confirm compliance with the annual cap and the commissioner  
101 shall provide a report confirming compliance with the annual cap to the secretary of  
102 administration and finance.

103 (2) Any taxpayer entitled to a credit under this subsection for any taxable year may carry  
104 over and apply to the tax for any 1 or more of the next succeeding 10 taxable years, the portion,  
105 as reduced from year to year, of those credits which exceed the tax for the taxable year;  
106 provided, however, that in no event shall the taxpayer apply the credit to the tax for any taxable  
107 year beginning more than 5 years after the approved project ceases to qualify as such under the  
108 provisions of section 60C of chapter 40.

109 (3) For purposes of this subsection, the commissioner of revenue may aggregate the  
110 activities of all entities, whether or not incorporated, under common control as defined in  
111 subsection (f) of section 41 of the Code.

112 (4) The commissioner of revenue shall promulgate such rules and regulations necessary  
113 to implement the provisions of this subsection. Such rules and regulations may provide for the  
114 adjustment of prices and elimination of transactions between related taxpayers to ensure that all  
115 amounts upon which the credit is based reasonably reflect fair market value. In addition, such  
116 rules and regulations shall include provisions to prevent the generation of multiple credits with  
117 respect to the same property.

118 (5) If a credit allowed under paragraph (1) exceeds the tax otherwise due under this  
119 chapter, 100 per cent of the balance of such credit may, at the option of the taxpayer and to the  
120 extent authorized pursuant to the economic assistance coordinating council, be refundable to the  
121 taxpayer for the taxable year in which qualified property giving rise to that credit is placed in  
122 service. If such credit balance is refunded to the taxpayer, the credit carryover provisions of  
123 paragraph (2) shall not apply.

124 SECTION 5. Chapter 63 of the General Laws is hereby amended by striking out section  
125 38N and inserting in place thereof the following section:-

126 Section 38N (a) A corporation subject to tax under this chapter that participates in a  
127 certified project, as defined in sections 3A and 3F of chapter 23A , or undertakes a development  
128 under an approved gateway municipality tax increment finance plan pursuant to section 60C of  
129 chapter 40, may take a credit against the excise imposed by this chapter to the extent authorized  
130 by the economic assistance coordinating council established by section 3B of said chapter 23A or  
131 the secretary of housing and economic development, in an amount not to exceed 50 per cent of  
132 such liability in a taxable year; provided, however, that the 50 per cent limitation shall not apply  
133 if the credit is refundable under subsection (b): (i) for certified expansion projects and certified  
134 enhanced expansion projects, pursuant to said chapter 23A, an amount up to 10 per cent; (ii) for  
135 certified manufacturing retention projects, pursuant to said chapter 23A, an amount up to 40 per  
136 cent of the cost of any property that would qualify for the credit allowed by section 31A if the  
137 property were purchased by a manufacturing corporation or a business corporation engaged  
138 primarily in research and development and is used exclusively in a certified project, as defined in  
139 said sections 3A and 3F of said chapter 23A; or (iii) for approved projects for commercial rental  
140 and build-out opportunities in multi-story commercial buildings in gateway municipalities. A



141 lessee may be eligible for a credit under this subsection for real property leased under an  
142 operating lease.

143           The total amount of credits that may be authorized by the economic assistance  
144 coordinating council or the secretary of housing and economic development in a calendar year  
145 under subsection (g) of section 6 of chapter 62 and this section shall not exceed an annual cap  
146 equal to \$50,000,000 minus the credits granted and carryforwards of credits from prior years  
147 under subsection (5) of section 38BB of this chapter and paragraph (5) of subsection (q) of  
148 section 6 of chapter 62 and shall include: (1) refundable credits granted during the year under  
149 said subsection (g) of said section 6 of said chapter 62 or this section; (2) nonrefundable credits  
150 granted during the year under said subsection (g) of said section 6 of said chapter 62 or this  
151 section, to the extent that such nonrefundable credits are estimated by the commissioner to offset  
152 tax liabilities during the year; and (3) carryforwards of credits from prior years under said  
153 subsection (g) of said section 6 of said chapter 62 or this section, to the extent that such credit  
154 carryforwards are estimated by the commissioner to offset tax liabilities during the year. Of these  
155 allowable credits, the economic assistance coordinating council may award not more than  
156 \$5,000,000 in a calendar year to certified enhanced expansion projects, pursuant to chapter 23A,  
157 and not more than \$5,000,000 for certified manufacturing retention projects, pursuant to said  
158 chapter 23A. Any portion of the annual cap not awarded by the economic assistance coordinating  
159 council in a calendar year may be applied to awards by the secretary of housing and economic  
160 development in a subsequent year. The economic assistance coordinating council shall provide  
161 the commissioner with any documentation that the commissioner deems necessary to confirm  
162 compliance with the annual cap and the commissioner shall provide a report confirming

163 compliance with the annual cap to the secretary of administration and finance and the secretary  
164 of housing and economic development.

165           The credit allowed under this section may be taken by an eligible corporation; provided,  
166 however, that the credit allowed by section 31A or section 31H shall not be taken by such  
167 corporation. For purposes of this paragraph, the corporation need not be a manufacturing  
168 corporation or a business corporation engaged primarily in research and development. If such  
169 property is disposed of or ceases to be in qualified use within the meaning of section 31A or  
170 ceases to be used exclusively in a certified project before the end of the certified project's  
171 certification period, or if a certified project's certification is revoked, the recapture provisions of  
172 subsection (e) of section 31A shall apply. If such property is

173           disposed of after the certified project's certification period but before the end of such  
174 property's useful life, the recapture provisions of subsection (e) of section 31A shall apply. The  
175 expiration of a certified project's certification or an approval by the secretary of housing and  
176 economic development shall not require the application of the recapture provisions of subsection  
177 (e) of section 31A.

178           As used in this paragraph, "EACC" shall mean the economic assistance coordinating  
179 council established in section 3B of chapter 23A. A credit allowed under this section pursuant to  
180 the EACC's approval may be taken only after the taxpayer completes a report signed by an  
181 authorized representative of the corporation and files the report with the EACC within 2 years  
182 after the initial project certification by the EACC and annually thereafter. The report shall  
183 contain pertinent employment data needed to determine whether the taxpayer has reasonably  
184 satisfied the employment projections set forth in its original project proposal granted pursuant to

185 section 3F of said chapter 23A. Section 3F of said chapter 23A shall apply to tax benefits  
186 awarded under this section. Nothing in this section shall limit the authority of the commissioner  
187 to make adjustments to a corporation's liability upon audit.

188 (b) If a credit allowed to a taxpayer under clause (ii) of subsection (a) exceeds the excise  
189 otherwise due under this chapter, 100 per cent of the balance of such credit may, at the option of  
190 the taxpayer and to the extent authorized by the economic assistance coordinating council, be  
191 refundable to the taxpayer for the taxable year in which qualified property giving rise to that  
192 credit is placed in service. If such credit balance is refunded to the taxpayer, the credit carryover  
193 provisions of subsection (d) shall not apply. The amount of credit eligible to be refunded shall be  
194 determined without regard to the limitations in subsections (a) and (c).

195 (c) In the case of a corporation that is subject to a minimum excise under any provision of  
196 this chapter, the amount of the credit allowed by this section shall not reduce the excise to an  
197 amount less than such minimum excise.

198 (d) Any corporation entitled to a credit under this section for any taxable year may carry  
199 over and apply to its excise for any one or more of the next succeeding 10 taxable years, the  
200 portion, as reduced from year to year, of those credits which were not allowed by section 31A of  
201 chapter 63 or which exceed the excise for the taxable year; provided, however, that in no event  
202 shall the corporation apply the credit to its excise for any taxable year beginning more than 5  
203 years after the certified project or economic opportunity area ceases to qualify as such under the  
204 provisions of chapter 23A.

205 (e) In the case of corporations filing a combined return of income under section 32B, a  
206 credit generated by an individual member corporation under the provisions of this section shall

207 first be applied against the separately determined excise attributable to that member. A member  
208 corporation with an excess credit may apply its excess credit against the excise of another group  
209 member, to the extent that such other member corporation can use additional credits. Unused,  
210 unexpired credits generated by member corporations shall be carried over from year to year by  
211 the individual corporation that generated the credit. Nothing in this section shall alter the  
212 provisions of paragraph (h) of section 31A.

213 (f) For purposes of this section, the commissioner of revenue may aggregate the activities  
214 of all corporations that are members of a controlled group of corporations and, in addition, may  
215 aggregate the activities of all entities, whether or not incorporated, under common control as  
216 defined in subsection (f) of section 41 of the Code.

217 (g) The commissioner of revenue shall promulgate such rules and regulations as are  
218 necessary to implement the provisions of this section. Such rules and regulations may provide  
219 the adjustment of intercompany prices and elimination of intercompany transactions to ensure  
220 that all amounts upon which the credit is based reasonably reflect fair market value. In addition,  
221 such rules and regulations shall include provisions to prevent the generation of multiple credits  
222 with respect to the same property.

223 SECTION 6. Chapter 63 of the General Laws is hereby amended by striking out section  
224 38O, as appearing in the 2020 Official Edition, and inserting in place thereof the following  
225 section:-

226 Section 38O. A corporation whose excise under this chapter is based on net income may,  
227 in determining such net income, deduct an amount equal to 20 per cent of the cost of renovating  
228 any abandoned or underutilized building located within either an economic opportunity area as

229 determined by the economic assistance coordinating council established by section 3B of chapter  
230 23A or within a gateway municipality tax increment financing area as approved by the secretary  
231 of the executive office of housing and community development.