

HOUSE No. 5099

The Commonwealth of Massachusetts

PRESENTED BY:

Rob Consalvo

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 property tax classification in the city of Boston.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Rob Consalvo</i>	<i>14th Suffolk</i>	<i>11/4/2024</i>

HOUSE No. 5099

By Representative Consalvo of Boston, a petition (subject to Joint Rule 12) of Rob Consalvo (with the approval of the mayor and city council) relative to property tax classification in the city of Boston. Revenue. [Local Approval Received.]

The Commonwealth of Massachusetts

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

An Act relative to property tax classification in the city of Boston.

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: Notwithstanding section 1A of chapter 58 of the General Laws or any other
2 general or special law to the contrary, the commissioner of revenue shall further adjust the
3 minimum residential factor of the city of Boston determined under said section 1A of said
4 chapter 58 for fiscal years 2025, 2026, and 2027, if adoption of such factor for any such year
5 would result in the residential property class bearing a higher percentage of the total property tax
6 levy than the percentage of the total property tax levy imposed on the residential property class
7 than in the prior fiscal year. The new minimum residential factor for such year shall be (a) for
8 fiscal year 2025, 50 per cent subject to such adjustment upward as may be required to provide
9 that the percentage of the total tax levy imposed on any class of real or personal property shall
10 not exceed 181.5 per cent of the full and fair cash valuation of the taxable property of the class
11 divided by the full and fair cash valuation of all taxable real and personal property in the city of
12 Boston, (b) in fiscal year 2026, 50 per cent subject to such adjustment upward as may be
13 required to provide that the percentage of the total tax levy imposed on any class of real or

14 personal property shall not exceed 180 per cent of the full and fair cash valuation of the taxable
15 property of the class divided by the full and fair cash valuation of all taxable real and personal
16 property in the city of Boston, (c) in fiscal year 2027, 50 per cent subject to such adjustment
17 upward as may be required to provide that the percentage of the total tax levy imposed on any
18 class of real or personal property shall not exceed 178 per cent of the full and fair cash valuation
19 of the taxable property of the class divided by the full and fair cash valuation of all taxable real
20 and personal property in the city of Boston, (d) in fiscal year 2028 and thereafter, the
21 determination of the minimum residential factor shall be conducted in accordance with the
22 provisions detailed in section 1A of chapter 58. Payments made under section 38H of chapter 59
23 of the General Laws, and similar provisions of special acts, that are included in the tax levy for
24 purposes of determining the minimum residential factor under said section 1A of said chapter 58
25 shall be so included in the determination of any factor under this section.

26 SECTION 2: (a) Notwithstanding section 5 of chapter 59 of the General Laws or any
27 other general or special law to the contrary, the city of Boston shall be permitted to allow for an
28 exemption from taxation of personal property not in excess of \$30,000 of value.

29 (b) The city council of the city of Boston shall vote to establish a minimum value of
30 personal property subject to taxation. Said value shall be subject to limitation pursuant to
31 subsection (a).

32 SECTION 3: Notwithstanding the provisions of chapter 30B of the General Laws, or any
33 other general or special law, the city of Boston, for each fiscal year in which the total tax levy
34 imposed on the class of commercial property exceeds one hundred seventy five per cent of the
35 full and fair cash valuation of the taxable property of the class of commercial property divided by

36 the full and fair cash valuation of all the taxable real and personal property in the city of Boston,
37 shall be authorized to expend up to fifteen million dollars to award grants and provide programs
38 for the purpose of supporting small businesses impacted by the shift of the tax levy beyond the
39 aforementioned one hundred seventy five per cent. The term “small business” as used in this
40 section shall mean a business with its principal place of business located in Boston, with fewer
41 than fifty employees or less than five million dollars in annual revenue.