

SENATE No. 2318

The Commonwealth of Massachusetts

PRESENTED BY:

Michael J. Barrett

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 establishing a real estate transfer fee upon the transfer of property in the town of Concord.

PETITION OF:

NAME:	DISTRICT/ADDRESS:
<i>Michael J. Barrett</i>	<i>Third Middlesex</i>
<i>Tami L. Gouveia</i>	<i>14th Middlesex</i>

SENATE No. 2318

By Mr. Barrett, a petition (accompanied by bill, Senate, No. 2318) of Michael J. Barrett and Tami L. Gouveia (by vote of the town) for legislation to establishing a real estate transfer fee upon the transfer of property in the town of Concord. Revenue. [Local Approval Received.]

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-First General Court
(2019-2020)**

An Act establishing a real estate transfer fee upon the transfer of property in the town of Concord.

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. There is hereby imposed a real estate transfer fee, hereafter "the fee," equal
2 to 1 per cent of the portion of the purchase price exceeding \$600,000 upon the transfer of: (i) any
3 real property interest in any residential property situated in the Town of Concord; or (ii) a
4 controlling interest in a trust, limited liability company, or other entity that directly or indirectly
5 holds an interest in any class of residential real property situated in the town of Concord. The fee
6 shall be the liability of the purchaser of such property interest, and any agreement between the
7 purchaser and the seller or any other person with reference to the allocation of the liability for the
8 fee shall not affect such liability of the purchaser to the Town. The Town may define by bylaw
9 what constitutes a controlling interest and the calculation of the fee.

10 SECTION 2. The following transfers of real property interests shall be exempt from the
11 fee established in Section 1: (i) transfers to the federal government, the Commonwealth, the
12 Town, and any of their instrumentalities, agencies or subdivisions, including the Concord

13 Housing Authority; (ii) transfers to the Concord Housing Development Corporation; (iii)
14 transfers of real property subject to an affordable housing restriction; (iv) transfers made without
15 additional consideration to confirm, correct, modify or supplement a transfer previously made;
16 (v) transfers with consideration under \$100,000; (vi) transfers to a charitable organization, as
17 defined in clause Third of section 5 of chapter 59 of the General Laws, or a religious
18 organization, provided, however, that the real property interests so transferred will be held solely
19 for public charitable or religious purposes; and (vii) transfers between family members,
20 including spouses, parents and children, grandparents and grandchildren, step-parents and step-
21 children, siblings or step-siblings.

22 SECTION 3. The fee shall be paid to the Town. The Town shall have such remedies to
23 collect the fee as provided by law with respect to the collection of real property taxes. The Town
24 may, by bylaw, adopt additional requirements, exemptions, and regulations to implement or
25 enforce said fee, consistent with this act. The Town may not, by bylaw or otherwise, eliminate or
26 reduce any exemption set forth in this act.

27 SECTION 4. All fees received pursuant to this act shall be deposited in the Concord
28 Affordable Housing Trust Fund established pursuant to section 55C of chapter 44 of the General
29 Laws.

30 SECTION 5. A copy of the deed or other instrument evidencing such transfer shall be
31 provided to the Town and shall be accompanied by: (i) an affidavit signed under oath or under
32 the pains and penalties of perjury by the purchaser and seller attesting to the purchase price; (ii)
33 the applicable fee owed or, if applicable, an affidavit of intent to seek one of the permissible
34 exemptions, as described in section 2, for that property by the purchaser; and (iii) the basis, if

35 any, upon which the transfer is claimed to be exempt in whole or in part from said fee. Upon
36 receipt of the transfer fee or satisfactory evidence of exemption, the Town or its designee shall
37 promptly thereafter issue a certificate indicating that the fee has been paid or that the transfer is
38 exempt from the fee. The Middlesex South Registrar of Deeds shall not record or register a deed
39 unless the deed is accompanied by such certificate.

40 SECTION 6. The Town shall prepare and issue an annual report that: (i) identifies fee
41 receipts; (ii) quantifies affordable housing programs funded, including type and purpose; and (iii)
42 evaluates the impact of said affordable housing programs, including but not limited to, to the
43 extent reasonably possible and permitted by applicable law, the number and demographics of
44 individuals and families served as well as measures of housing stability and wealth generation in
45 the community.

46 SECTION 7. Acceptance of this act by the Town of Concord shall be first by vote of
47 approval at an annual Town Meeting, to be followed by an affirmative vote of a majority of the
48 voters at any regular or special election at which the question of acceptance is placed on the
49 ballot. Sections 1 to 6, inclusive shall take effect 30 days after such acceptance by the Town.