



FACT SHEET: AN ACT PROVIDING FOR DISPOSITION OF SURPLUS STATE REAL PROPERTY BASED ON SMART GROWTH LAND USE POLICIES

Representative Jeffrey Sanchez (H.1710)

PURPOSE OF THIS BILL

The disposition of surplus state property can be a slow and burdensome process under which property dispositions take years or even decades. This bill reforms the disposition process by empowering local communities and key stakeholders, benefits the public while generating revenue for the Commonwealth, and promotes smart growth principles.

WHAT THIS LEGISLATION DOES

- Establishes a Surplus Land Coordination Committee that represents a wide variety of interests to guide the disposition process and enhance coordination among state agencies.
- Includes clear notification requirements so stakeholders have a chance to participate in the disposition process.
- Mandates a smart growth review for all parcels of 2+ acres and/or valued at \$1 million+ to help plan for the best use of the parcel.
- Includes a municipal right of first refusal to purchase a parcel within its jurisdiction for direct public use at 80% of its appraised value. That right is assignable to a non-profit entity, such as a community development corporation (CDC) or a conservation land trust. If the municipality does not exercise or assign its right of first refusal, the recommended disposition goes before the Legislature for all parcels 2+ acres and/or valued at \$1 million+ before DCAM proceeds with the property disposition.
- If the municipal right of first refusal is not exercised or assigned, host municipalities receive 15% of land sale revenue, up to 25% if they take proactive steps to promote smart growth development on the site. After municipalities receive their share of the proceeds, revenue generated from the sale funds important state priorities including the Smart Growth Housing Trust Fund.

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