



## House Ways and Means Environmental Bond Bill Summary ([H.5510](#))

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On June 16<sup>th</sup>, the House Committee on Ways and Means favorably reported their version of the [Environmental Bond Bill](#), also known as the Mass Ready Act, which the Governor filed in June of 2025. The HWM’s \$3.08 billion dollar proposal is \$870 million (22%) is smaller than the bill the Senate passed. However, it is \$180m (6%) larger than the bill the Governor filed and \$680m (28%) larger than the bond that was signed into law in 2018. Our summaries of the Senate’s bill [here](#) and Governor's bill [here](#).

The HWM’s bill includes potential investments in several new and existing programs as well as outside sections that touch on a wide range of policies. However, because this is a bond bill, funding will need to be allocated by the Administration via future capital plans, which are often released in late June of each year. Capital plans establish a road map for allocated funding for projects and programs over the next five years.

**What comes next:** The bill now heads to the full House for consideration tomorrow, June 17<sup>th</sup>. Amendments can be filed until 5pm on June 16<sup>th</sup>. After the House passes their version of a bill, a conference committee will likely be appointed to draft a compromise version that both the House and Senate will need to pass again before the Governor can sign a final bill into law. Additionally, because this is a money bill, the Governor can make line item vetoes to the bill. If the Legislature chooses, they can vote to override any of the Governor’s vetoes with support of 2/3rds of each chamber’s members.

### Key MAPC Line Items

line item		2018 Enviro Bond (millions)	MAPC’s Request (millions)	Gov’s Bill (millions)	Senate Bill (millions)	HWM Proposal (millions)
2000-7088	<b>Municipal Vulnerability Program (MVP)</b> <i>Nonprofits can now receive funding</i>	\$70	\$500	\$315	\$510 <sup>1</sup>	\$315
2000-7087	<b>Capitalizes Transfer of Development Rights Program (TDR)<sup>2</sup></b>	\$30.4	Increase over 2018	\$25	\$25	\$25
2200-7029	<b>Funding to Improve Water Infrastructure and Address PFAS</b>	\$0	\$60	\$120	\$125 <sup>3</sup>	\$120
0640-1008	<b>Funding for the Drinking Water Revolving Fund</b>	\$60.3	Increase over 2018	\$385	\$450 <sup>4</sup>	\$385
2000-7078	<b>Mass Trails</b>	\$25	\$100	<i>Included in a larger line item</i>	\$50 <sup>5</sup>	\$75 <sup>6</sup>
1100-2524	<b>Grants to municipalities, RPAs and others for capital investments in climate mitigation</b>	\$0	Provide adequate funding	\$50	\$50	\$50

<sup>1</sup> Includes \$10m earmark for Chelsea and Everett for construction of Island End River Flood Resilience Project.

<sup>2</sup> Part of a broader line item.

<sup>3</sup> Includes \$15m in earmarks for local projects.

<sup>4</sup> Includes \$50m earmark for Buzzards Bay.

<sup>5</sup> Includes \$10m earmark for accessible trail design and construction.

<sup>6</sup> Includes \$10m for accessible trails.



**Key MAPC Policy Provisions**

**Air Quality Advisory Committee** (Section 11) Creates an advisory committee of 9 members, responsible for filing a report every three years on air pollution hot spots and makes recommendations about the placement of air quality monitors.

**Resilience Revolving Loan Fund** (Section 13 and 65): This section is similar to language the Governor and Senate included in their bills. It creates a new non-budgetary fund administered by the Mass Clean Water Trust, to provide loans to municipalities and public water and wastewater districts for climate resiliency infrastructure projects. It also allows the fund’s advisory board to issue bonds.

**Residential Flood Disclosure** (Section 66): This section, which mirrors the previous versions and would require EEA and EOHLC to develop a flood disclosure form to inform prospective purchasers and tenants about the flood risks of residential real property. The document may include information about historical flooding and past damage to the property, whether the property is in a flood plain, and details about flood insurance. It would also ensure that residential leases include information about the National Flood Insurance Program, and that rental insurance does not typically cover flood damage. The House’s version adds language that would require brokers with an online marketing platform to include information about the flood risks associated with each property.

**Other Notable Funding**

Line Item	Program	Gov S.2542 (millions)	Senate S.3064 (millions)	HWM H.5510 (millions)	Funding Office
2000-7086	Dam removal, hazard mitigation for inland flooding and other projects like seawalls, jetties and nature-base solutions	\$93.5	\$93.5	\$93.5	EEA
2000-7083	Coastal infrastructure design, construction, acquisition, reconstruction, rehabilitation, retrofitting, repair or removal	\$200	\$231.8 <sup>7</sup>	\$250	EEA
2000-7068	Tree planting on public and private lands	\$10	\$10	\$10	EEA
2000-7082	Grants for natural resource conservation and open space preservation and parks <sup>8</sup>	\$120	\$125.5 <sup>9</sup>	\$120	EEA
2000-7087	For EEA land acquisition	\$85	\$85	\$85 <sup>10</sup>	EEA
2000-7089	For local environmental, recreational, resiliency and preservation projects	\$0	\$179.8 <sup>11</sup>	\$.1	EEA

<sup>7</sup> Includes \$6.75m in earmarked funds

<sup>8</sup> MassTrails grants included in this line item in Gov proposal, separated in SWM and Senate proposal.

<sup>9</sup> Includes \$5.5m earmarked for the Healthy Soils Program

<sup>10</sup> All three versions include \$25 to capitalize the Transfer of Development Rights Revolving Loan Fund

<sup>11</sup> \$179.7m in local projects added including \$5 million for the MWRA, Somerville and Cambridge to address untreated combined sewer overflows at Alewife Brook led by Sen. Jehlen.



2000-7090	For the construction of thermal infrastructure, boreholes on publicly owned land.	\$0	\$15	\$0	EEA
2000-7067	EEA infrastructure improvements	\$73	\$73	\$73	EEA
2511-0124	Food Security Grant Program	\$125	\$132.5 <sup>12</sup>	\$150	MDAR
2200-7026	Hazardous Material Clean Up	\$42	\$42	\$42	DEP
2200-7030	Establishes and funds mandatory PFAS testing and remediation requirements for all K-12 schools and childcare centers	\$0	\$15 <sup>13</sup>	\$0	DEP
2200-7027	Capital investments in air, water, and land resource protection, climate adaptation and decarbonization	\$27.8	\$32.8 <sup>14</sup>	\$27.8	DEP
2200-7028	Solid waste facility closure, monitoring and clean up	\$28.1	\$28.1	\$28.1	DEP
2200-7031	Municipal flood protections grant program	\$0	\$0	\$75	DEP
2840-7028	Planning, construction, repair, and/or removal of DCR Properties	\$587.3	\$623.9 <sup>15</sup>	\$293.7	DCR
2890-7036	Planning, construction, repair, and/or removal of DCR Roadways	\$176.7	\$176.7	\$176.7	DCR
2800-7026	Dam removal and maintenance	\$308	\$428.1 <sup>16</sup>	\$308	DCR
2800-1123	DCR land acquisition	\$40	\$40	\$40	DCR
2800-7024	Forestry Funding with preference given to areas with heat islands	\$20	\$20	\$20	DCR
2300-7031	Ecological restoration capital programs	\$40	\$105.5 <sup>17</sup>	\$40	DFG
2300-7034	Biodiversity planning and capital projects	\$20	\$20	\$20	DFG
7004-4785	For the Mass Housing Finance Agency to capitalize a residential production momentum fund	\$50	\$50	\$50	EOHLC

<sup>12</sup> \$5m earmark for the Mass Food Trust Program in SWM proposal increased to \$7.5m.

<sup>13</sup> Filed as an amendment by Senator Lovely

<sup>14</sup> Includes a \$5m earmark filed by Senator Gomez for pilot program monitoring indoor air pollution and mold in schools, municipal buildings, correctional facilities, public housing and other locations.

<sup>15</sup> Includes \$36.5m towards specific projects including \$25m earmarked for wastewater treatment at King's Beach in Lynn recommended in SWM.

<sup>16</sup> Includes \$120m earmarked for the Amelia Earhart Dam as recommended by SWM.

<sup>17</sup> Increases an earmark for flood mitigation in CT River Valley from \$50m as recommended by SWM to \$60m and continues a \$5m recommended earmark for SRPEDD to address the Assawompset pond.



7004-0093	Healthy Homes Program	\$0	\$0	\$50	EOHLC
8324-0102	Authorizes \$25 million for the PFAS Public Safety Fund to help purchase PFAS free fire fighter gear and dispose of old gear <sup>18</sup>	\$0	\$25		EOPSS

**New Policies of Note**

**Community Septic Management Program Expansion** (Section 13): Allows a board of health to enter into a loan agreement with owners of septic systems to provide repairs and replacements. Domestic septic systems will qualify for loan assistance if they are located within a watershed area of a nitrogen-impaired or a nitrogen sensitive area among other factors.

**Resilient Urban Coasts Commissions** (Section 76): Creates a commission to examine existing statutory and regulatory requirements that slow or prohibit the permitting and construction of climate resilient projects. The commission will consist of 15 members including administration officials, Boston Harbor Now, Trustees of the Reservation, A Better City, and coastal developers, watershed organizations, and others.

**Notable Similarities to Other Version of the Bill**

**Massachusetts Food Policy Council Seats** (Section 5-6): Increases the number of seats from 18 to 20 on the Council with new seats held by the Director of the Division of Marine Fisheries and the director of the UMass Center for Agriculture, Food and the Environment or their designees. This was also included in the Governor and Senate’s version of the bill.

**DCR Stewardship Council** (Section 7): Directs the Council and DCR Commissioner to consider certain DCR lands for potential designation and long-term passive management as a forest reserve as long as it helps contribute the state’s climate mitigation strategy, enhances climate resiliency, or provides opportunities for outdoor recreations opportunities, among other requirements. This was also included in the Governor and Senate’s version of the bill.

**Golf Courses** (Section 9 and 10) amends irrigation requirements to exempt golf courses from some requirements.

**Historic Connecticut River Water Trail** (Section 12): Creates an Historic Connecticut River Water Trail Marking Fund to be overseen by EEA to support the maintenance of the trail.

**Resilience Revolving Loan Fund** (Section 12): Creates a new non-budgetary fund, administered by the Mass Clean Water Trust, to provide loans to municipalities and public water and wastewater districts for climate resiliency infrastructure projects. It also allows the fund’s advisory board to issue bonds.

**Priority Housing & Nature-Based Solutions** (Section 15): Allows the Secretary of EEA along with EOHLC to establish priority housing and nature-based solution projects that do not require environmental impact reports. Priority housing projects are described as dense, energy efficient, near multiple modes of transportation, among other qualifications. This mirrors language in the Senate’s bill.

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<sup>18</sup> Filed as an amendment by Senator Moore



**Right of First Refusal for DCR (Section 20 and 22) and MDAR (Section 21):** Gives DCR the right of first refusal to purchase certain forest and recreational land or agricultural land depending on the agency that will potentially be converted for industrial or commercial use.

**Expedited Decision Making (Sections 23 – 30 and 34):** Allows the Governor’s designee to make certain decisions related to certain water adjacent permitting and licensing issues.

**Coastal Construction (Section 31 – 32, 52 - 54):** Makes various changes to language governing the removal, fill, dredging or altering of land bordering waters. Changes are primarily to notification of written notice, including adding electronic notification options, language governing failure to hold a hearing, and notifying abutters within 1,000 feet of construction instead of 100 feet. This is similar to language filed by the Governor and Senate, but there are differences.

**Chapter 91 Waterways General License Permits (Section 33):** Introduces a new system that aims to streamline the approval process for projects that previously required individual waterways licenses. The general license permit system would apply to housing, marsh restoration, culvert replacements, and invasive vegetation removal in tidelands, ponds, rivers, and streams, among others. Language was added to also include nature-based solutions.

**Great Ponds Access (Section 35):** Amends the definition of great ponds asserting that the state owns the waters or land below the low water line of a great pond in perpetuity. It also allows the general public to travel between high and low water lines without being charged with trespassing. This is similar to previous versions of the bill.

**Resilient Design of Culverts (Section 36):** Allows EEA to establish standards and guidance for the design of resilient culverts to expedite the permitting of new municipal or replacement of existing municipal culverts. This is similar to previous versions of the bill, although there are minor changes.

**Sewer & Water Infrastructure Right of Way (Section 41 and 42):** Allows DCR to grant sewer and water infrastructure access to municipalities and to grant sewer and water authorities rights to build sewer, drain, and water supply infrastructure in their rights of way.

**Waste Facility Access (Section 43)** Allows DEP staff to enter any solid waste disposal facilities without a warrant to investigate, sample, or inspect any records, condition, equipment, practice or property relating to activities subject to this section, and may at any time enter such premises for the purpose of protecting public health, public safety, or to prevent damage to the environment. This was included in the Governor and Senate’s bill as well.

**Division of Fish and Wildlife Lands (Section 51):** Allows the Director of DFW to set aside areas under their control as a forest reserve, for the purposes of carbon sequestration, resiliency, outdoor recreation, and/or research purposes.

**BBRS Seats & Responsibilities (Section 61 – 64)** Adds two additional seats to the State Board of Building Regulations and Standards to be appointed by the Governor with expertise in climate risk, climate resiliency, and housing development. One of these three seats will replace the seat currently held by an advanced building technology expert. These sections also require the BBRS to address climate impacts for the purposes of reducing exposure and damages to structures and protecting the health, safety and security of the occupants or users of buildings.



**Natural Heritage & Endangered Species Fund Repeal (Section 69):** Removes language that provides DOR with 10% of the Natural Heritage and Endangered Species Fund and restores these dollars to the Fund.

**Connecticut River Valley Commission (Section 71):** Creates a commission on flood risk mitigation and resilience in the Connecticut River Valley. The commission will prepare a plan that identifies and prioritizes regional resilience projects that reduce flood risk in the Connecticut River Valley through 2050. An earmark towards implementing the recommendations was increased from \$50m to \$60m during Senate debate. The Commission's report will be due 18 months after the bill is signed.

**Quabbin Payments (Section 73):** Requires MWRA to pay Belchertown, Hardwick, Ludlow, New Salem, Orange, Pelham, Petersham, Phillipston, Shutesbury, Ware and Wendell \$50,000 annually in 2027 and 2028 for hosting the Quabbin Reservoir. The version the Senate passed also includes Athol and Barre.

#### **Notable Senate Sections **NOT** Included in the House Version**

**Quabbin Host Community Trust Fund:** This new fund, overseen by EEA, will be used to support public safety and the development of municipalities within the Quabbin watershed.

**Port Development Commission:** Creates a special commission on Commonwealth Port Development to recommend an integrated statewide strategic vision for Massachusetts' ports.

**Post Consumer Paint Stewardship Program:** Establishes requirements that manufacturers submit a stewardship program for postconsumer paint stewardship program plan.

**Plastics Reduction Act:** Includes language from existing legislation that would require that retailers only provide carryout bags that are made of recycled paper or a reusable bag.

**Water Utilities Reports:** Adds language that requires water utilities to file quarterly reports with EEA regarding customer service data.

**Labeling Disposable Wipes:** Requires that disposable wipes be labeled with "do not flush" and creates a penalty for that language not being included.