

Governor Healey's Economic Development Bond Bill Summary

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On April 16th, 2026 Governor Healey filed her end of session economic development bond bill, [H.5386, Act relative to Massachusetts winning global investment, talent, and innovation](#) or the “Mass Wins Act.” The bill authorizes \$305 million in funding and \$254 million in deauthorizations--significantly less than the \$2.9 billion the Governor filed in 2024.

What comes Next?

The bill was referred to the Joint Committee on Economic Development and Emerging Technologies where it is likely to have a hearing in the next few weeks. It will then have a hearing before the Joint Committee on Bonding, Capital Expenditures and State Assets before going to House Ways and Means. If the bill follows the same pattern as the Environmental Bond Bill, it is possible that no changes may be made to the bill until it gets to House/Senate Ways and Means.

Resources:

- [Governor's Mass Wins Page](#)

Key Legislative and Bond Provisions

- **Site Plan Review** (Sections 35 – 36, 42 & 120): Many municipalities use Site Plan Review to review developments' compliance with local zoning requirements and to ensure that developments otherwise align with objective municipal health and safety needs. However, no state statute currently establishes or governs the Site Plan Review process. Codifying Site Plan Review and establishing a clear framework for the process would enable enhanced predictability and more reliable development review timelines, for developers of residential, commercial, and industrial properties alike.
- **Commercial Conversion** (Section 37, 39, 43, 42, 45, 54-55, 63): Empowers municipalities to opt in to zoning changes that make it easier to convert vacant and underused commercial properties into housing by right, with fewer regulatory barriers and more flexibility for building reuse.

Bond Authorizations

- \$25 million for grants to municipalities, RPAs, and others to support economic development & downtown revitalization
- \$25 million for grants to enhance the arts, culture, and the creative economy
- \$20 million to grants to develop potential high growth business sites
- \$10 million for food science grants
- \$100 million for investments to promote economic growth, job creation, and talent recruitment and retention in the defense sector
- \$75 million for grants to develop AI in life sciences, healthcare, advanced manufacturing, climatetech, quantum, defense technology, transportation and robotics industries.
- \$25 million for a competitive MassTech grant program to advance robotics R&D

- \$25 million for a grant program to assist private businesses with climate friendly expansions

Energy & Climate Tech

- **Gridtech Deployment Advisory Board:** Creates a gridtech deployment advisory board to explore public-private partnerships to scale and deploy technology, facilitate distribution connections, and prioritize solutions that reduce energy costs and emissions (Section 30).
- **Economic Development Utility Rates:** Creates a standardized discount utility rate to attract new businesses to the Commonwealth. The rates should be as consistent as possible between distribution companies. These rates may include requirements around job creation/retention, capital investment, and other requirements. These costs shall not be shifted to utility customers. Guidelines for this program shall be filed within 6 months of the bill becoming law (Sections 100, 106).

Zoning & Housing Policies

- **Mayoral Zoning:** Allows mayors to initiate zoning proposals. Current statute only allows zoning changes to be proposed by the city council, board of selectmen, board of appeals, planning board, regional planning agency, certain voters, or by other methods provided by municipal charter. Explicitly naming that mayors have this power will support quicker zoning proposals informed more directly by municipal staff (Section 38).
- **Adaptive Reuse Tax Exemption:** Allows a municipality to adopt a tax exemption of 10%+ the value of the residential portion of an adaptive reuse project for 5-20 years (Section 54).

Other Sections of Note

- **Investment Trust Consolidation:** Repeals and consolidates duplicative climate trust funds including the Alternative and Clean Energy Investment Trust Fund (Section 6), Massachusetts Renewable Energy Trust Fund (Section 21), and others.
- **Clean Energy and Climate Tax Incentive Standardization:** Standardizes several different existing tax incentives
- **Definition of Cultural Facility:** Removes requirement that a municipally owned cultural facility is more than 50,000 square feet (Section 7)
- **Board of Appeals:** Clarifies that the building code appeals process to reduce uncertainty for construction and development projects
- **Changes to MassVentures:** Increases the max initial investment in a singular security from \$1m to \$2m and \$2m to \$4m for a board approved additional investments (Section 48).
- **Municipal Broadband Improvements:** Allows municipalities to advance broadband projects via upfront payment for make-ready infrastructure work (Section 53).
- **Changes to Life Science Tax Incentive:** Makes a number of changes to this incentive, including reducing the number of jobs created to qualify for this credit from 50 to 25. Additionally, if MassCEC revokes this incentive for a certain company, previous incentives can be reclaimed on future tax bills (Sections 57 – 62).
- **Changes to the Life Sciences Refundable Jobs Credit:** Increases the total allowable amount to \$40m and allows MassCEC the ability to reclaim previous allocated tax incentives on future tax bills (Sections 67 – 71).

- **Small Business Utility Tax Exemption:** Allows the exemption to be claimed by companies with 10 or less employees and gross income of less than \$2m in the previous year and expected in the next fiscal year (Section 76).
- **Nursing Exams:** Waives the requirement that nursing exams be taken if certain requirements are met such as having previously passed an English proficiency test or having received a nursing degree in the US (Section 78).
- **Engineers as Home Inspectors:** Allows licensed engineers to become home inspectors, if they have completed 50 supervised inspections and met other requirements. (Section 79)
- **Ticket Resales:** Makes changes to the law governing the resale of tickets to entertainment and sports events (Sections 88- 94).
- **Changes to Noncompete Agreements:** Closes a loophole that allows an employer to avoid paying fair compensation when enforcing a noncompete agreement (Sections 96 & 97).
- **LLC Certification Cost:** Reduces the cost for filing a certificate from \$500 to \$100 and reduces the annual reporting fee to \$200 for the first year and increases it by \$100 annually to a maximum of \$500.
- **Pension Fund Investments:** Allows the Pension Reserves Investment Management Board to invest \$50m to \$100m in companies in the early stage of development in Massachusetts.
- **Devens Zoning:** Streamlining the Devens zoning amendment process to align with standard municipal practices while maintaining regional participation (Section 107).