

Inclusive Growth & Mobility

These recommendations focus on how we can manage land use and transportation for the benefit of all.

- **An Act to grow and maintain space in cities and towns for the creative economy** - Filed by Representative Cahill ([H.3587](#)) and Senator Miranda ([S.2334](#))
This bill uses the Affordable Housing Trust Fund model to establish “creative space” and “presentation space” land restrictions to protect and develop new creative production and exhibition spaces.
- **An Act establishing a program for local art and community engagement** – Filed by Representative Keefe and Representative Ultrino ([H.3592](#)) and Senator Kennedy ([S.2332](#))
This bill creates a statewide percent for public art program where .05% of the funds up to \$300,000 that go to construction or renovation projects of any Commonwealth-owned building or property would go into a fund to create and maintain public art.
- **An Act relative to regional (transportation) ballot initiatives** - Filed by Representatives Ciccolo and Representative Lewis ([H.3050](#)) and Senator Friedman ([S.2009](#))
Massachusetts is one of nine states in the country that does not allow cities and towns to raise money locally to invest in local projects. This bill allows a municipality or group of municipalities to put forward a ballot initiative that, if successful, would allow the participating communities to raise revenue to fund specific transportation projects.
- **An Act relative to transportation network company fees/An Act to reduce congestion and encourage shared rides** - Filed by Representative Livingstone ([H.1251](#)) and Senator Crighton ([S.2253](#))
Today, there is a \$0.20 cent fee on all TNC rides in the Commonwealth, with revenue split between the city or town where rides initiated, and the state’s transportation fund. These bills would update the rider fees for Transportation Network Companies, such as Uber and Lyft, to be more in line with other states by charging a percentage fee.
- **An Act relative to third party delivery data reporting** - Filed by Representative Livingstone ([H.3732](#)) and Senator Crighton ([S.2355](#))
Today, statute requires robust data reporting for TNC rides, but does not requiring similar data for deliveries, leaving municipalities and state agencies in the dark about how to plan for the impact of this sector. This bill would require Delivery Network Companies, like UberEATS and DoorDash, to report delivery data to the Department of Public Utilities.
- **An Act relative to third party delivery fees**- Filed by Representative Ryan ([H.3774](#)) and Senator Crighton ([S.2356](#))
Today, statute requires a fee on TNC rides but there is no fee for deliveries. This bill would establish a 50¢ fee on all Delivery Network Companies, like UberEATS and DoorDash. The money collected would be split evenly between the municipality where the delivery originated and the Commonwealth Transportation Fund.

Homes for Everyone

Though the Legislature has made great strides to address the housing crisis through last session's Affordable Homes Act, these bills will give municipalities and residents more tools to protect against displacement and produce more housing.

- **An Act granting a local option for a real estate transfer fee to fund affordable housing** - Filed by Representative Connolly and Representative Gentile ([H.3056](#)) and Senator Comerford ([S.1937](#))
Allows for a local option transfer fee of between .5% and 2% on the sale of homes over \$1,000,000 or 100% of the median single family home sales price for that county, with some exceptions allowed. The revenue collected is to be spent on affordable housing.
- **An Act relative to affordable housing and environmental adaptation dollars (AHEAD)** - Filed by Representative Montañó ([H.3194](#)) and Senator Eldridge ([S.1973](#))
The bill will secure new revenue for investment in climate and affordable housing by increasing the deeds excise fee from 0.456% to 0.912% on property sales. New revenue will be split with half of the funds helping to preserve and expand affordable housing access and half prioritizing investments in environmental justice communities.
- **An Act Improving Municipal Access to General Existing Housing Data (IMAGE HD)**
- Filed by Representative Lipper-Garabedian ([H.1543](#)) and Senator Sal DiDomenico ([S.970](#))
IMAGE HD requires the Executive Office of Housing and Livable Communities to provide municipalities and regional government entities with accurate and detailed data on their community's affordable housing stock in new and existing buildings.
- **An Act to guarantee a tenant's right of first refusal (Tenant Opportunity to Purchase Act – TOPA)** - Filed by Representative Livingstone and Representative Consalvo ([H.1544](#)) and Senator Jehlen ([S.988](#))
Allows cities and towns the option of providing tenants in multi-family buildings the right to match a third-party offer when their homes are being sold. Tenants can designate their rights to a non-profit or local housing authority, or partner with an affordable housing purchaser.

Equity of Wealth & Health

These recommendations focus on closing critical public health gaps.

- **An Act to protect Massachusetts public health from PFAS** – Filed by Representative Hogan ([H.2450](#)) and Senator Cyr ([S.1504](#))
Creates a fund to help with Per- and polyfluoroalkyl substances (PFAS) remediation in drinking water, groundwater, soil, sediment, surface water, wastewater, and other sources. The bill also sets a schedule to phase out products with intentionally added PFAS over a period of time.
- **An Act to help overdosing persons in emergencies (HOPE Act)** - Filed by Senator Lovely ([S.1410](#))
Requires first responders to carry naloxone and other opioid antagonists and to provide them to others. It also permits individuals to use fentanyl testing strips and other paraphernalia for public safety reasons without having to worry about being charged or prosecuted for possession of a controlled substance.

Dynamic & Representative Government

These recommendations focus on giving municipalities the tools they need to become more inclusive, transparent, and accessible.

- **An Act to modernize municipal meetings, town meetings, and local elections** - Filed by Representative Gregoire ([H.3342](#)) and Senator Oliveira ([S.2197](#))
The ability for towns to meet in a hybrid setting expires on July 31, 2026. These temporary provisions were first implemented in March 2020 and subsequently extended several times by the Legislature. Without action all selectboard, planning board, cemetery commission meetings, and more will need to be held in person. This will reduce participation and potentially increase costs for municipalities.
- **An Act relative to legal advertisements in online-only newspapers**- Filed by Representative Arena DeRosa ([H.2243](#)) and Senator Velis ([S.1279](#))
This bill would update the current statute to allow legal advertisements to be posted exclusively online if local publications are not published in print. Currently legal notices must be posted in 3 different public locations: a newspaper's print publication, on the newspaper's website, and on a statewide website.
- **An Act relative to language access and inclusion** – Filed by Representative Madaro and Representative González ([H.3384](#)) and Senator DiDomenico ([S.2125](#))
This bill would require state agencies to provide equal access to services, programs, and activities serving limited English proficient people in a reasonable timeframe. Massachusetts is a diverse state with over 40 languages spoken and is home to over 850,000 limited-English-proficiency residents over the age of 5.
- **An Act facilitating site plan review** – Filed by Representative Kassner ([H.2298](#))
Currently, site plan review is not defined in statute. This bill would allow communities to outline requirements of a plan for development and required criteria.

Climate Change Mitigation and Resiliency

Climate change is already altering our lives, and this will only intensify. Around 80% of the buildings we have today will exist in 2050 so it is essential to pass a suite of policies to ensure that they are prepared for the expected changes. These recommendations focus on how we can mitigate climate change and adapt to its effects now, to be better off by 2050.

- **An Act establishing a zero carbon renovation fund** - Filed by Representative Vargas and Representative Cruz ([H.3577](#)) and Senator Gomez ([S.2286](#))
Allocates \$300 million to building decarbonization through a fund administered by the Massachusetts Clean Energy Center. The bill would prioritize retrofits in public housing, low-to-moderate income housing, minority and women-owned businesses, and municipal buildings, including schools, to ensure that the most vulnerable populations are not left behind in our transition to clean energy.
- **An Act relative to building energy and decarbonization** - Filed by Representative Meschino ([H.3529](#)) and Senator Lewis ([S.2294](#))
Building on the large building emissions reporting requirement that is going into affect this year based on legislation passed in 2022, this bill requires DOER to establish building emissions standards for the largest buildings and empowers municipal leadership by creating a new tier of the Green Communities program.
- **An Act An act enhancing homebuyer awareness by providing notice to persons purchasing property in a flood zone** – Filed by Representative Walsh ([H.1345](#)) and Senator Fernandes ([S.753](#))
Requires brokers and landlords to disclose whether a property experiences flooding, whether it is in a FEMA Flood Zone, or if the owner is required to purchase flood insurance at the point of sale or when a lease is being signed.
- **An Act promoting resilience against the heat-related impacts of climate change** – Filed by Representative Garballey ([H.3495](#)) and Senator Creem ([S.2244](#))
The bill creates a low-income cooling assistance program via the Low-Income Home Energy Assistance Program, stops utility shut offs when certain heat related criteria are met, updates the state sanitary code to incorporate maximum temperature requirements for habitable rooms, and establishes a whole of government heat taskforce to tackle issue arising from extreme heat.
- **An Act relative to electric ratepayer protections** – Filed by Representative Moran, Attorney General Campbell and Mayor Wu ([H.3534](#)) and Senator Crighton and Attorney General Campbell ([S.2255](#))
The bill bars competitive electricity suppliers from contracting with residents after 2025. It would not impact existing contracts, municipal aggregation, or a company's ability to contract with government or private sector entities.