

SENATE No. 112

The Commonwealth of Massachusetts

PRESENTED BY:

Robert L. Hedlund

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 relating to 40B density.

PETITION OF:

NAME:

Robert L. Hedlund

David F. DeCoste

DISTRICT/ADDRESS:

Plymouth and Norfolk

5th Plymouth

SENATE No. 112

By Mr. Hedlund, a petition (accompanied by bill, Senate, No. 112) of Robert L. Hedlund and David F. DeCoste for legislation relative to 40B density. Community Development and Small Businesses.

The Commonwealth of Massachusetts

**In the One Hundred and Eighty-Ninth General Court
(2015-2016)**

An Act relating to 40B density.

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: Section 21 of chapter 40B of the Massachusetts General laws, as appearing
2 in the 2014 Official Edition, is hereby amended by adding the following paragraph:-

3 Applications may not contain a proposed project density that exceeds 4 times that
4 allowed under existing zoning, or 8 units per acre, whichever is greater. This limit may be
5 waived by the local board if the applicant agrees to a 10% cap on profits, or agrees to donate the
6 equivalent amount of money to the host community to be used for the construction of additional
7 low and moderate income housing units in the host community.