

**SENATE . . . . . No. 2365**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

*Adam Gomez*

*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 establishing a zero carbon renovation fund.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	
<i>Adam Gomez</i>	<i>Hampden</i>	
<i>Michael O. Moore</i>	<i>Second Worcester</i>	<i>1/31/2023</i>
<i>Jack Patrick Lewis</i>	<i>7th Middlesex</i>	<i>1/31/2023</i>
<i>Vanna Howard</i>	<i>17th Middlesex</i>	<i>1/31/2023</i>
<i>Thomas M. Stanley</i>	<i>9th Middlesex</i>	<i>2/9/2023</i>
<i>Mike Connolly</i>	<i>26th Middlesex</i>	<i>2/9/2023</i>
<i>Sal N. DiDomenico</i>	<i>Middlesex and Suffolk</i>	<i>2/9/2023</i>
<i>Lydia Edwards</i>	<i>Third Suffolk</i>	<i>2/9/2023</i>
<i>Rebecca L. Rausch</i>	<i>Norfolk, Worcester and Middlesex</i>	<i>2/9/2023</i>
<i>Jason M. Lewis</i>	<i>Fifth Middlesex</i>	<i>2/9/2023</i>
<i>Patrick M. O'Connor</i>	<i>First Plymouth and Norfolk</i>	<i>2/9/2023</i>
<i>Joanne M. Comerford</i>	<i>Hampshire, Franklin and Worcester</i>	<i>2/9/2023</i>
<i>Liz Miranda</i>	<i>Second Suffolk</i>	<i>2/13/2023</i>
<i>James B. Eldridge</i>	<i>Middlesex and Worcester</i>	<i>2/21/2023</i>
<i>Bruce E. Tarr</i>	<i>First Essex and Middlesex</i>	<i>2/21/2023</i>
<i>Danillo A. Sena</i>	<i>37th Middlesex</i>	<i>2/23/2023</i>
<i>Patricia D. Jehlen</i>	<i>Second Middlesex</i>	<i>3/2/2023</i>
<i>Paul R. Feeney</i>	<i>Bristol and Norfolk</i>	<i>3/6/2023</i>

*Paul W. Mark*

*Berkshire, Hampden, Franklin and  
Hampshire*

*3/6/2023*

**SENATE . . . . . No. 2365**

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By Mr. Gomez, a petition (accompanied by bill, Senate, No. 2365) of Adam Gomez, Michael O. Moore, Jack Patrick Lewis, Vanna Howard and other members of the General Court for legislation to establish a zero carbon renovation fund. Ways and Means.

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**The Commonwealth of Massachusetts**

\_\_\_\_\_  
**In the One Hundred and Ninety-Third General Court  
(2023-2024)**  
\_\_\_\_\_

An Act establishing a zero carbon renovation fund.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

1 Chapter 23J of the General Laws is hereby amended by inserting the following section:

2 Section XXXX. There shall be established and set up on the books of the commonwealth  
3 a fund to be known as the Zero Carbon Renovation Fund that shall be administered by the  
4 Massachusetts Clean Energy Technology Center in consultation with the Department of Energy  
5 Resources, who shall expend the funds for costs associated with the renovation of existing  
6 buildings including affordable housing, public housing, homes rented or owned by low and  
7 moderate income households, municipal buildings, including, but not limited to, public schools,  
8 and small businesses with Massachusetts State Supplier Diversity Office Certifications to  
9 conduct "Zero Carbon Renovations" so that these buildings shall, to the maximum extent  
10 practicable: (i) be highly energy efficient: (ii) use all-electric heating, hot water, and cooking  
11 technologies; (iii) include on-site renewable energy generating sources; and (iv) be renovated  
12 with low-embodied carbon materials. Funds may also be expended as necessary for costs

13 associated with the remediation of existing building conditions which must be addressed before a  
14 Zero Carbon Renovation can be completed. Such remediations may include but not be limited to  
15 mitigation of mold, asbestos, insect and animal infestation, lead paint, electric system upgrades  
16 to meet current code or facilitate building electrification, accessibility upgrades required for  
17 compliance with the Americans with Disabilities Act, and remediation of any structural issues  
18 related to accommodating the Zero Carbon Renovation. Said fund shall be available to buildings  
19 throughout the commonwealth, while prioritizing affordable housing and low-to-moderate  
20 income homes, public schools, and other buildings located in: (i) environmental justice  
21 communities, as defined in section 62 of chapter 30, (ii) gateway cities, and (iii) communities  
22 disproportionately impacted by COVID 19, provided that said funds shall be expended in a  
23 manner that provides for geographic equity, and prioritizes interventions in a representative  
24 sample of building typologies present in the commonwealth. There shall be credited to the fund  
25 all amounts that are transferred, or authorized to be transferred thereto, or directed to be  
26 deposited therein, and all amounts received as gifts, grants, or contributions for the purposes of  
27 the fund. Any money remaining in the fund at the close of a fiscal year shall not revert to the  
28 General Fund, but shall remain available for expenditure in subsequent fiscal years.

29       XXXX-XXXX For a reserve, as established in Section XX of Chapter 23J of the General  
30 Laws, to support the renovation of existing buildings including affordable housing, public  
31 housing, homes of low- and moderate-income households, and municipal buildings, including,  
32 but not limited to, public schools, and small businesses with Massachusetts State Supplier  
33 Diversity Office Certifications, provided, that funds in this item shall be administered by the  
34 Massachusetts Clean Energy Technology Center for Zero Carbon Renovations; provided further

35 that not less than \$300,000,000 shall be transferred to the Zero Carbon Renovation Fund  
36 .....\$300,000,000