

# SENATE . . . . . No. 2819

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## The Commonwealth of Massachusetts

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In the One Hundred and Ninety-Second General Court  
(2021-2022)  
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SENATE, April 7, 2022.

The committee on Senate Ways and Means to whom was referred the House Bill advancing offshore wind and clean energy (House, No. 4524) (also based on Senate, Nos. 1333, 2130, 2145, 2150, 2180, 2192, 2197, 2203, 2220 and 2738); reports, recommending that the same ought to pass with an amendment striking out all after the enacting clause and inserting in place thereof the text of Senate document numbered 2819.

[Estimated fiscal impact of \$250,000,000].

For the committee,  
Michael J. Rodrigues

The Commonwealth of Massachusetts

\_\_\_\_\_  
**In the One Hundred and Ninety-Second General Court**  
**(2021-2022)**  
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1           SECTION 1. Section 85 of chapter 6 of the General Laws, as appearing in the 2020  
2 Official Edition, is hereby amended by striking out, in line 5, the words “or nuclear  
3 transformation”.

4           SECTION 2. Chapter 6C of the General Laws is hereby amended by adding the  
5 following section:-

6           Section 78. The department shall create an anonymized and aggregated data inventory of  
7 motor vehicle types and locations. The department shall develop the data inventory in  
8 consultation with at least 1 member organization of the Massachusetts Association of Regional  
9 Planning Agencies. The database shall consist of data for the most recently available 12 months,  
10 be updated annually, consist of data readily sortable by municipality and zip code and contain  
11 the: (i) total number of passenger fossil fuel-powered vehicle registrations; (ii) total number of  
12 passenger hybrid vehicle registrations; (iii) total number of passenger zero-emission vehicle  
13 registrations; (iv) total number of commercial fossil fuel-powered vehicle registrations; (v) total  
14 number of commercial hybrid vehicle registrations; (vi) total number of commercial zero-  
15 emission vehicle registrations; (vii) total number of vehicle miles traveled by passenger fossil  
16 fuel-powered vehicles over a defined 12-month period; (viii) total number of vehicle miles

17 traveled by passenger hybrid vehicles over a defined 12-month period; (ix) total number of  
18 vehicle miles traveled by passenger zero-emission vehicles over a defined 12-month period; (x)  
19 total number of vehicle miles traveled by commercial fossil fuel-powered vehicles over a defined  
20 12-month period; (xi) total number of vehicle miles traveled by commercial hybrid vehicles over  
21 a defined 12-month period; and (xii) the total number of vehicle miles traveled by commercial  
22 zero-emission vehicles over a defined 12-month period.

23           Upon request, the department shall provide the data to a member organization of the  
24 Massachusetts Association of Regional Planning Agencies or a municipality to aid in the  
25 deployment of electric vehicles and related infrastructure.

26           SECTION 3. Section 1 of chapter 23J of the General Laws, as appearing in the 2020  
27 Official Edition, is hereby amended by striking out the definitions of “Clean energy” and “Clean  
28 energy research” and inserting in place thereof the following 2 definitions:-

29           “Clean energy”, advanced and applied technologies that significantly reduce or eliminate  
30 the use of energy from non-renewable sources, including, but not limited to: (i) energy  
31 efficiency; (ii) demand response; (iii) energy conservation; or (iv) technologies powered, in  
32 whole or in part, by the sun, wind, water, geothermal energy, including networked geothermal  
33 and deep geothermal energy, hydrogen produced by non-fossil fuel sources and methods,  
34 alcohol, fuel cells, nuclear fusion or any other renewable, non-depletable or recyclable fuel;  
35 provided, however, that “clean energy” shall include an alternative energy generating source as  
36 defined in clauses (i) to (vi), inclusive, of subsection (a) of section 11F ½ of chapter 25A.

37           "Clean energy research", advanced and applied research in new clean energy technologies  
38 including: (i) solar photovoltaic; (ii) solar thermal; (iii) wind power; (iv) geothermal energy,

39 including networked geothermal and deep geothermal energy; (v) wave and tidal energy; (vi)  
40 advanced hydropower; (vii) energy transmission and distribution; (viii) energy storage; (ix)  
41 renewable biofuels, including ethanol, biodiesel and advanced biofuels; (x) renewable,  
42 biodegradable chemicals; (xi) advanced thermal-to-energy conversion; (xii) nuclear fusion; (xiii)  
43 hydrogen produced by non-fossil fuel sources and methods; (xiv) carbon capture and  
44 sequestration; (xv) energy monitoring; (xvi) green building materials; (xvii) energy efficiency;  
45 (xviii) energy-efficient lighting; (xix) gasification and conversion of gas to liquid fuels; (xx)  
46 industrial energy efficiency; (xxi) demand-side management; and (xxii) fuel cells; provided,  
47 however, that "clean energy research" shall not include advanced and applied research in coal,  
48 oil, natural gas or nuclear power other than nuclear fusion.

49 SECTION 4. Section 8 of said chapter 23J, as so appearing, is hereby amended by  
50 striking out the third sentence and inserting in place thereof the following sentence:-

51 The grants shall include matching grants to such public institutions of higher education  
52 and such vocational technical schools for the development of small-scale renewable clean energy  
53 generating sources, energy storage technologies, energy efficiency innovations and energy  
54 transmission and distribution innovations, including, but not limited to: (i) photovoltaic  
55 installations; (ii) wind energy; (iii) ocean thermal, wave or tidal energy; (iv) fuel cells; (v)  
56 hydrogen produced by non-fossil fuel sources and methods; (vi) landfill gas; (vii) natural flowing  
57 water and hydroelectric; (viii) low-emission advanced biomass power conversion technologies  
58 using biomass fuels including, but not limited to, wood, agricultural or food wastes; (ix)  
59 renewable biogas, biodiesel or organic refuse-derived fuel; (x) geothermal energy, including  
60 networked geothermal and deep geothermal energy; and (xi) nuclear fusion; provided, however,  
61 that the matching grants shall not be awarded for such development if it includes as sources coal,

62 oil or natural gas resources other than the sources enumerated here or nuclear power other than  
63 nuclear fusion.

64 SECTION 5. Section 9 of said chapter 23J is hereby amended by striking out, in line  
65 118, as so appearing, the words “biomass thermal and” and inserting in place thereof the  
66 following words:- including networked geothermal and deep geothermal energy, and.

67 SECTION 6. Section 13 of said chapter 23J is hereby amended by striking out  
68 subsection (a), inserted by section 14 of said chapter 8, and inserting in place thereof the  
69 following subsection:-

70 (a) There shall be within the center a clean energy equity workforce and market  
71 development program to provide workforce training, educational and professional development,  
72 job placement, startup opportunities and grants to: (i) certified minority-owned and women-  
73 owned small business enterprises; (ii) individuals residing within an environmental justice  
74 community; (iii) current and former workers from the fossil fuel industry; and (iv) any other  
75 business or community that is underrepresented in the clean energy workforce or clean energy  
76 industry. The program shall promote participation in the commonwealth’s energy efficiency,  
77 clean energy and clean heating and cooling industries and promote access to the benefits of clean  
78 energy, clean transportation, electrification, energy efficiency and reducing the energy burden.  
79 The program shall: (i) identify the employment potential of the energy efficiency and clean  
80 energy industries and the skills and training needed for workers in those fields; (ii) maximize  
81 energy efficiency and clean energy employment opportunities for certified minority-owned and  
82 women-owned small business enterprises, individuals residing within an environmental justice  
83 community and any other business or community that is underrepresented in the clean energy

84 workforce or clean energy industry; (iii) provide grants and support to community-based  
85 organizations and organizations serving environmental justice communities to expand access to  
86 clean energy, clean transportation, building electrification and energy efficiency or reduce the  
87 energy burden in such communities; (iv) identify barriers to deployment of clean energy and  
88 energy storage resources to certified minority-owned and women-owned small business  
89 enterprises; (v) identify near-term deployment targets consistent with the state's clean energy and  
90 climate change requirements and award incentives to deploy such resources; and (vi) make  
91 recommendations to the general court for policies to promote employment growth and access to  
92 jobs in the clean energy industry.

93 SECTION 7. Said chapter 23J is hereby further amended by adding the following  
94 section:-

95 Section 15. (a) There shall be established and placed within the center a separate fund to  
96 be known as the Clean Energy Investment Fund to be administered by the center. The fund shall  
97 be credited with: (i) revenue from appropriations or other money authorized by the general court  
98 and specifically designated to be credited to the fund; (ii) interest earned on such revenue; and  
99 (iii) funds from public and private sources and other gifts, grants and donations for the  
100 establishment and expansion of workforce training and development initiatives to support the  
101 clean energy industry. All amounts credited to the fund shall be used solely for activities and  
102 expenditures consistent with the public purposes of the fund as set forth in subsection (b),  
103 including the ordinary and necessary expenses of administration and operation associated with  
104 the fund. Amounts credited to the fund shall not be subject to further appropriation and any  
105 money remaining in the fund at the end of a fiscal year shall not revert to the General Fund.

- 106 (b) The center shall make expenditures from the fund for the purposes of:
- 107 (i) advancing clean energy research and technologies to commonwealth-based investors,  
108 entrepreneurs and institutions that are involved in the clean energy industry;
- 109 (ii) providing workforce development and technical training programs for public higher  
110 education and vocational-technical education institutions;
- 111 (iii) developing a regional strategy for regional employment boards to support the  
112 development of the clean energy industry; provided, however, that the regional employment  
113 boards shall publish their findings as an addendum to their workforce development blueprints;
- 114 (iv) supporting infrastructure, including, but not limited to, port infrastructure,  
115 development related to supporting the clean energy industry in the commonwealth;
- 116 (v) matching funds to secure future federal funding to support the clean energy industry  
117 and clean energy research in the commonwealth;
- 118 (vi) supporting research and development in the clean energy industry, including, but not  
119 limited to, the interrelationship between clean energy infrastructure and existing natural habitats,  
120 ecosystems and dependent species;
- 121 (vii) supporting improved outcomes from the development of clean energy resources;
- 122 (viii) supporting the long-term coexistence and sustainability of the fishing and clean  
123 energy industries; and

124 (ix) providing for the necessary and reasonable administrative and personnel costs of the  
125 center or of the executive office of energy and environmental affairs related to administering the  
126 fund.

127 (c) The fund's activity shall be included in the annual report required by the second  
128 paragraph of section 5.

129 SECTION 8. Said section 21 of said chapter 25 is hereby further amended by inserting  
130 after the word "technologies", in line 58, as so appearing, the following words:- including, but  
131 not limited to, programs that combine efficiency and electrification with renewable generation  
132 and storage.

133 SECTION 9. Said section 21 of said chapter 25 is hereby further amended by inserting  
134 after the word "plan", in line 63, as so appearing, the following words:- , including separate  
135 incentives for their performance on specific metrics.

136 SECTION 10. Said section 21 of said chapter 25 is hereby further amended by striking  
137 out the word "and", inserted by section 24 of chapter 8 of the acts of 2021, the last time it  
138 appears.

139 SECTION 11. The first sentence of paragraph (2) of subsection (b) of said section 21 of  
140 said chapter 25, as most recently amended by said section 24 of said chapter 8, is hereby further  
141 amended by adding the following clause:- ; and (xi) no spending on incentives, programs or  
142 support for systems, equipment, workforce development or training as it relates to new fossil fuel  
143 equipment unless such spending is for a backup or supplemental thermal energy source for a heat  
144 pump.



145 SECTION 12. Said section 21 of said chapter 25 is hereby further amended by inserting  
146 after the word “bodies,”, in line 75, as appearing in the 2020 Official Edition, the following  
147 words:- maximizing net climate, environmental and equity impacts.

148 SECTION 13. Said section 21 of said chapter 25 is hereby further amended by striking  
149 out, in line 80, as so appearing, the word “with” and inserting in place thereof the following  
150 words:- including, but not limited to climate, environmental and equity benefits, with.

151 SECTION 14. Section 11F of chapter 25A of the General Laws is hereby amended by  
152 striking out, in line 40, 81 and 82 and 114, as so appearing, the word “biomass”.

153 SECTION 15. Said section 11F of said chapter 25A is hereby further amended by  
154 striking out, in lines 41, 82 and 115, as so appearing, the word “wood, by-products” and inserting  
155 in place thereof, in each instance, the following word:- by-products.

156 SECTION 26. Subsection (b) of said section 11F of said chapter 25A, as so appearing, is  
157 hereby amended by striking out the second sentence.

158 SECTION 17. Said section 11F of said chapter 25A is hereby further amended by  
159 inserting after the word “gas”, in line 145, as so appearing, the following words:- , woody  
160 biomass.

161 SECTION 18. Section 11F½ of said chapter 25A, as so appearing, is hereby amended by  
162 striking out, in line 16, the word “, biomass”.

163 SECTION 19. Said section 11F½ of said chapter 25A, as so appearing, is hereby further  
164 amended by striking out, in lines 22 to 25, inclusive, the words “; provided, however, that

165 facilities using biomass fuel shall be low emission, use efficient energy conversion technologies  
166 and fuel that is produced by means of sustainable forestry practices”.

167 SECTION 20. Said section 11F½ of said chapter 25A, as so appearing, is hereby further  
168 amended by striking out the, in line 33, the words “and (F)” and inserting in place thereof the  
169 following words:- ; (F) biomass; and (G).

170 SECTION 21. Said section 11F½ of said chapter 25A, as so appearing, is hereby further  
171 amended by striking out, in lines 36 and 37, 41 and 47, the words “eligible biomass, biogas” and  
172 inserting in place thereof, in each instance, the following word:- biogas.

173 SECTION 22. Said section 11F½ of said chapter 25A, as so appearing, is hereby further  
174 amended by striking out, in lines 50 to 58, inclusive, the words “(iv) for eligible biomass, biogas  
175 and liquid biofuel technologies, fuel conversion efficiency performance standards achievable by  
176 best-in-class commercially-feasible technologies; and (v) in consultation with the department of  
177 conservation and recreation, for forest-derived biomass, requirements that fuel shall be provided  
178 by means of sustainable forestry practices; provided, however, that the department shall adopt  
179 any existing or new biomass fuel sustainability standards if deemed appropriate by the  
180 department after a public comment process” and inserting in place thereof the following words:-  
181 and (iv) for biogas and liquid biofuel technologies, fuel conversion efficiency performance  
182 standards achievable by best-in-class commercially-feasible technologies.

183 SECTION 23. Section 16 of said chapter 25A, as so appearing, is hereby amended by  
184 inserting after the word “section”, in line 1, the following words:- and section 19.

185 SECTION 24. Subsection (a) of said section 16 of said chapter 25A, as so appearing, is  
186 hereby amended by adding the following 2 definitions:-

187 “Qualifying zero-emission vehicle”, a new or used motor vehicle: (i) that is a zero-  
188 emission vehicle; (ii) that has been manufactured primarily for use on public streets, roads and  
189 highways; (iii) that is registered within the commonwealth; (iv) whose purchaser’s primary  
190 residence or business location is within the commonwealth; and (v) whose purchaser files proof  
191 of primary residency and each qualifying vehicle’s registration within the commonwealth not  
192 later than 90 days after purchase.

193 “Zero-emission vehicle”, a motor vehicle that produces no engine exhaust carbon  
194 emissions.

195 SECTION 25. Said chapter 25A is hereby further amended by adding the following  
196 section:-

197 Section 19. (a) There shall be an Electric Vehicle Adoption Incentive Trust Fund to be  
198 expended, without further appropriation, by the department of energy resources for funding  
199 electric vehicle incentive programs consistent with this section. The fund shall be credited with:  
200 (i) money from public and private sources, including gifts, grants and donations; (ii) interest  
201 earned on such money; (iii) any other money authorized by the general court and specifically  
202 designated to be credited to the fund; and (iv) any funds provided from other sources. No  
203 expenditure from the fund shall cause the fund to be deficient at the close of a fiscal year.  
204 Revenues deposited in the fund that are unexpended at the end of a fiscal year shall not revert to  
205 the General Fund and shall be available for expenditure in the following fiscal year.

206 (b)(1) The department shall establish a program of rebates and other financial incentives  
207 to parties that purchase or lease a new or used qualifying zero-emission vehicle in the  
208 commonwealth. The program shall apply to individual and corporate fleet purchases of

209 passenger cars and light duty, medium duty and heavy duty trucks, buses and vans; provided,  
210 however, that no rebate or other financial incentive shall be made available under this section for  
211 a zero-emission vehicle that is a passenger car or light duty truck with a sales price that exceeds  
212 \$50,000 or for a zero-emission vehicle that is leased for a period of less than 36 months. The  
213 department shall set a maximum sales price for medium duty or heavy duty trucks, busses and  
214 vans.

215 (2) The program shall include a point-of-sale rebate model that offers consumers savings  
216 at the point of purchase.

217 (c) The department shall offer rebates of not less than \$3,500 and not more than \$5,000  
218 for a qualifying zero-emission vehicle that is a passenger car or a light duty truck and meets the  
219 requirements under subsection (b). The department shall provide rebates of not less than \$4,500  
220 and not more than \$6,000 for the purchase or lease of: (i) a qualifying zero-emission vehicle that  
221 is a medium duty or heavy duty truck, bus or van; or (ii) a qualifying zero-emission vehicle  
222 under said subsection (b) if an individual is purchasing or leasing the vehicle and trading in a  
223 vehicle with market value that has an internal combustion engine that is not an electric vehicle as  
224 defined in section 16; provided, however, that the vehicle with an internal combustion engine has  
225 been continuously registered for the previous 2 years: (A) in the commonwealth; and (B) to the  
226 consumer or the consumer's immediate family.

227 (d) The department shall publish and regularly update cumulative data regarding usage of  
228 the programs established in this section, including, but not limited to, the number and dollar  
229 value per fiscal year of rebates and incentives provided, sortable by: (i) zip code, municipality,  
230 make, model, dealership and whether ownership is personal or corporate; (ii) vehicle type; and

231 (iii) vehicle weight. Such information shall be published and regularly updated on a website  
232 maintained by or provided for the department. Annually, the department shall compile the data  
233 required to be collected under this paragraph in a report to be filed not later than September 1 for  
234 the previous fiscal year with the senate and house committees on ways and means, the joint  
235 committee on transportation and the joint committee on telecommunications, utilities and energy.  
236 The report shall include an analysis of the programs established in this section, including, but not  
237 limited to, examining the cost-effectiveness of the programs in reducing greenhouse gas  
238 emissions.

239 (e) The department shall establish an outreach campaign to inform dealers, vehicle  
240 salespeople and consumers and businesses in underserved communities, communities with high  
241 percentages of low-income households and communities with high proportions of high emissions  
242 vehicles about the programs and incentives established pursuant to this section. The department  
243 may expend not more than 5 per cent of money in the fund for the outreach campaign.

244 (f) The department may promulgate regulations to implement this section.

245 SECTION 26. Section 2A of chapter 61A of the General Laws is hereby amended by  
246 striking out subsections (b) and (c), as appearing in the 2020 Official Edition, and inserting in  
247 place thereof the following 3 subsections:-

248 (b) In addition to the use provided for in subsection (a), land used primarily and directly  
249 for agricultural purposes pursuant to section 1 or land used primarily and directly for  
250 horticultural use pursuant to section 2 may, in addition to being used primarily and directly for  
251 agriculture or horticulture, be used to site a renewable energy generating source as defined in  
252 subsection (b) of section 11F of chapter 25A that qualifies in accordance with a solar incentive

253 program for agriculture or horticulture sectors developed by the department of energy resources,  
254 if such renewable energy generating source does not impede the continued use of the land for  
255 agricultural or horticultural purposes pursuant to this chapter.

256 (c) Land used primarily and directly for agricultural purposes pursuant to section 1 or  
257 land used primarily and directly for horticultural purposes pursuant to section 2 shall be deemed  
258 to be in agricultural or horticultural use pursuant to this chapter if used to simultaneously site a  
259 renewable energy generating source pursuant to subsection (a) or subsection (b).

260 (d) Renewable energy generating sources located on land used primarily and directly for  
261 agricultural purposes pursuant to section 1 or land used primarily and directly for horticultural  
262 purposes pursuant to section 2 shall be subject to the provisions afforded to land used for  
263 agriculture under section 3 of chapter 40A.

264 SECTION 27. Section 13 of said chapter 61A, as so appearing, is hereby amended by  
265 inserting after the word “years”, in line 35, the following words:- , or 10 years where the land has  
266 been used to simultaneously site a renewable energy generating source pursuant to section 2A,.

267 SECTION 28. Section 4 of chapter 93B of the General Laws, as appearing in the 2020  
268 Official Edition, is hereby amended by adding the following subsection:-

269 (e) It shall be a violation of subsection (a) of section 3 for a motor vehicle dealer to sell  
270 in-state any new vehicle that is not a zero-emission vehicle. For the purposes of this paragraph,  
271 “vehicle” shall mean a passenger car or light duty truck and “zero-emission vehicle” shall have  
272 the same meaning as defined in section 16 of chapter 25A.

273 SECTION 29. Section 94 of chapter 143 of the General Laws, as most recently amended  
274 by section 96 of chapter 39 of the acts of 2021, is hereby further amended by adding the  
275 following 2 clauses:

276 (s) In consultation with the department of energy resources, to adopt and fully integrate  
277 into the state building code a requirement that new construction of commercial and residential  
278 buildings with not less than 10 parking spaces, and any major reconstruction, renovation and  
279 repair of such buildings, include building electrical service and conduit systems sufficient to  
280 support the minimum number of parking spaces for zero-emission vehicles, as defined in section  
281 16 of chapter 25A; provided, however, that the minimum number of zero-emission vehicle  
282 parking spaces shall be at least 1 parking space or not less than 10 per cent of the total number of  
283 parking spaces, whichever is greater.

284 (t) In consultation with the department of energy resources, to adopt and fully integrate  
285 into the state building code a requirement that new construction of parking facilities with not less  
286 than 10 parking spaces, and any major reconstruction, renovation and repair of such facilities,  
287 include building electrical service and conduit systems sufficient to support the minimum  
288 number of parking spaces for zero-emission vehicles, as defined in section 16 of chapter 25A;  
289 provided, however, that the minimum number of zero-emission vehicle parking spaces shall be at  
290 least 1 parking space or not less than 10 per cent of the total number of parking spaces,  
291 whichever is greater.

292 SECTION 30. Chapter 159A½ of the General Laws is hereby amended by adding the  
293 following section:-

294 Section 12. The division shall establish a program to reduce greenhouse gas emissions  
295 from transportation network vehicles. The program shall establish vehicle electrification and  
296 greenhouse gas emission requirements for transportation network companies. Such requirements  
297 shall require a transportation network company to submit biennial plans to gradually increase  
298 zero emission transportation network vehicles and reduce greenhouse gas emissions to meet  
299 goals set by the executive office of energy and environmental affairs. The division shall  
300 minimize any negative impact of the program on low-income and moderate-income drivers and  
301 support the goal of clean mobility for low-income and moderate-income individuals.

302 The division shall establish regulations to implement the program required by this  
303 section.

304 SECTION 31. Section 5 of chapter 161A of the General Laws, as appearing in the 2020  
305 Official Edition, is hereby amended by inserting after the word “standards”, in line 105, the  
306 following words:- , climate and the reduction of greenhouse gas emissions, environmental  
307 resiliency.

308 SECTION 32. Said section 5 of said chapter 161A, as so appearing, is hereby further  
309 amended by inserting after the words “act,”, in line 111, the following words:- capital  
310 investments that result in reductions of greenhouse gas emissions.

311 SECTION 33. Said section 5 of said chapter 161A, as so appearing, is hereby further  
312 amended by inserting after the word “maintenance,”, in line 116, the following words:- address  
313 climate change-related vulnerabilities.

314 SECTION 34. The fourth paragraph of subsection (g) of said section 5 of said chapter  
315 161A, as so appearing, is hereby amended by inserting after the first sentence the following 3



316 sentences:- The program shall include a clear, comprehensive and specific plan to implement the  
317 requirements under section 6A of chapter 448 of the acts of 2018, which shall include, but not be  
318 limited, to alterations, updates, land acquisitions and new construction of bus garages,  
319 maintenance facilities and charging and fueling equipment, as may be necessary to meet the  
320 requirements. The plan shall prioritize the deployment of zero-emission buses on routes that  
321 serve underserved communities and communities with a high percentage of low-income  
322 households. Each rolling 5-year plan shall report on the progress in meeting the requirements  
323 under said section 6A of said chapter 448 including, but not limited to, the number of zero-  
324 emission passenger buses operated, the number of non-zero emission passenger buses operated,  
325 barriers to increased numbers of zero-emission passenger buses, if any, and recommended  
326 legislative or regulatory action needed to address barriers or otherwise promote compliance.

327 SECTION 35. Section 139 of chapter 164 of the General Laws is hereby amended by  
328 striking out, in lines 141 to 143, inclusive, as so appearing, the words “(1) equal to or less than  
329 10 kilowatts on a single-phase circuit or (2) 25 kilowatts on a 3-phase circuit” and inserting in  
330 place thereof the following words:- equal to or less than 25 kilowatts.

331 SECTION 36. Said section 139 of said chapter 164 is hereby further amended by  
332 inserting after subsection (i), as amended by section 85 of chapter 8 of the acts of 2021, the  
333 following subsection:-

334 (i 1/2) A Class I net metering facility greater than 25 kilowatts in nameplate capacity, a  
335 Class II net metering facility or a Class III net metering facility shall be exempt from the  
336 aggregate net metering capacity of net metering facilities and may net meter and accrue market

337 net metering credits if it is generating renewable energy and serves on-site load, other than  
338 parasitic load.

339 SECTION 37. Said section 139 of said chapter 164 is hereby further amended by adding  
340 the following subsection:-

341 (l) A Class I, Class II or Class III solar net metering facility, as defined in section 138,  
342 shall be eligible to or shall continue to receive Class I, Class II or Class III net metering credits  
343 as otherwise provided by this section if such facility is on the same parcel as any number of other  
344 such solar net metering facilities if the systems are:

345 (i) placed on a government-owned parcel; provided, however, that all systems on the  
346 single parcel do not exceed an aggregate limit of 2 megawatts;

347 (ii) placed on a single parcel of land where all buildings on that parcel comprise low or  
348 moderate income housing as defined in section 20 of chapter 40B;

349 (iii) each placed on a separate and distinct rooftop where no 2 systems occupy the same  
350 rooftop; provided, however, that all systems on the single parcel do not exceed an aggregate limit  
351 of 2 megawatts; or

352 (iv) installed not less than 1 year after any previously installed system was placed into  
353 service; provided, however, that all systems on the single parcel do not exceed an aggregate limit  
354 of 2 megawatts.

355 SECTION 38. Section 83B of chapter 169 of the acts of 2008, as inserted by section 12  
356 of chapter 188 of the acts of 2016, is hereby amended by striking out the definition of “Long-  
357 term contract” and inserting in place thereof the following 3 definitions:-

358 “Long-duration energy storage system”, an energy storage system, as defined in section 1  
359 of chapter 164 of the General Laws, that is capable of dispatching energy at its full rated capacity  
360 for a period of 12 hours or greater, up to 24 hours.

361 “Long-term contract”, a contract for a period of 15 to 20 years for offshore wind energy  
362 generation pursuant to section 83C or for clean energy generation pursuant to section 83D;  
363 provided, however, that a contract for offshore wind energy generation pursuant to said section  
364 83C may include terms and conditions for renewable energy credits associated with the offshore  
365 wind energy generation that exceed the term of generation under the contract.

366 “Multi-day energy storage system”, an energy storage system, as defined in section 1 of  
367 chapter 164 of the General Laws, that is capable of dispatching energy at its full rated capacity  
368 for a period greater than 24 hours.

369 SECTION 39. Section 83C of said chapter 169, as most recently amended by section 69  
370 of chapter 24 of the acts of 2021, is hereby further amended by striking out subsections (a) to (e),  
371 inclusive, and inserting in place thereof the following 5 subsections:-

372 (a) To facilitate the financing of offshore wind energy generation resources in the  
373 commonwealth, every distribution company shall jointly and competitively, in coordination with  
374 the department of energy resources, solicit proposals for offshore wind energy generation. If  
375 reasonable proposals have been received, each distribution company shall enter into long-term  
376 contracts that are cost-effective and promote economic development in the commonwealth.  
377 Long-term contracts executed pursuant to this section shall be subject to the approval of the  
378 department of public utilities and shall be apportioned among the distribution companies;  
379 provided, however, that the department of public utilities shall not approve a long-term contract

380 that results from a solicitation and procurement if the levelized price per megawatt hour, plus  
381 associated transmission costs, is greater than or equal to the levelized price per megawatt hour  
382 plus transmission costs of the previous procurement; provided further, that increased costs from  
383 the contract compared to the previous approved contract for documented, direct and  
384 performance-based economic development and employment opportunities for economically  
385 distressed areas and for low-income and middle-income populations and for diversity, equity and  
386 inclusion and supplier diversity programs shall not be factored into the levelized price per  
387 megawatt hour; and provided further, that such economic development costs shall not result in a  
388 contract being approved if the total cost of the procurement is greater than a 10 per cent increase  
389 from the previous procurement.

390 (b) The timetable and method for solicitations of long-term contracts shall be proposed  
391 by the department of energy resources in coordination with the distribution companies using a  
392 competitive bidding process and shall be subject to review and approval by the department of  
393 public utilities. The department of energy resources shall consult with the distribution companies  
394 and the attorney general regarding the choice of solicitation methods. A solicitation may be  
395 coordinated and issued jointly with other New England states or entities designated by those  
396 states. The distribution companies, in coordination with the department of energy resources, may  
397 conduct 1 or more competitive solicitations through a staggered procurement schedule developed  
398 by the department of energy resources; provided, however, that the schedule shall ensure that the  
399 distribution companies enter into cost-effective long-term contracts for offshore wind energy  
400 generation equal to approximately 5,600 megawatts of aggregate nameplate capacity not later  
401 than June 30, 2027, including capacity authorized pursuant to section 21 of chapter 227 of the  
402 acts of 2018; and provided further, that individual solicitations shall seek proposals for not less

403 than 400 megawatts of aggregate nameplate capacity of offshore wind energy generation  
404 resources. The staggered procurement schedule shall be developed by the department of energy  
405 resources and shall specify that any subsequent solicitation shall occur within 24 months of a  
406 previous solicitation. Proposals received pursuant to a solicitation under this section shall be  
407 subject to review by the department of energy resources and the executive office of housing and  
408 economic development, in consultation with the independent evaluator and the electric  
409 distribution companies for technical advice. The department of energy resources shall, in  
410 consultation with the independent evaluator, issue a final, binding determination of the winning  
411 bid; provided, however, that the final contract executed shall be subject to review by the  
412 department of public utilities. The department of energy resources may require additional  
413 solicitations to fulfill the requirements of this section. If the department of energy resources, in  
414 consultation with the independent evaluator, determines that reasonable proposals were not  
415 received pursuant to a solicitation, the department may terminate the solicitation and may require  
416 additional solicitations to fulfill the requirements of this section.

417 (c) In developing proposed long-term contracts, the distribution companies shall consider  
418 long-term contracts for renewable energy certificates, for energy and for a combination of both  
419 renewable energy certificates and energy. A distribution company may decline to pursue a  
420 contract if the contract's terms and conditions would require the contract obligation to place an  
421 unreasonable burden on the distribution company's balance sheet after consultation with the  
422 department of energy resources; provided, however, that the distribution company shall take all  
423 reasonable actions to structure the contracts, pricing or administration of the products purchased  
424 under this section to prevent or mitigate an impact on the balance sheet or income statement of  
425 the distribution company or its parent company, subject to the approval of the department of

426 public utilities; and provided further, that mitigation shall not increase costs to ratepayers. If a  
427 distribution company deems all contracts to be unreasonable, the distribution company shall  
428 consult with the department of energy resources and, within 20 days of the date of its decision,  
429 submit a filing to the department of public utilities. The filing shall include, in the form and  
430 detail prescribed by the department of public utilities, documentation supporting the distribution  
431 company's decision to decline the contract. Following a distribution company's filing, and  
432 within 4 months of the date of filing, the department of public utilities shall approve or reject the  
433 distribution company's decision and may order the distribution company to reconsider any  
434 contract. The department of public utilities shall take into consideration the department of energy  
435 resources' recommendations on the distribution company's decision. The department of energy  
436 resources may require additional solicitations to fulfill the requirements of this section.

437 (d) The department of public utilities shall promulgate regulations consistent with this  
438 section. The regulations shall: (i) allow offshore wind developers of offshore wind energy  
439 generation to submit proposals for long-term contracts consistent with this section; (ii) require  
440 that a proposed long-term contract executed by the distribution companies under a proposal be  
441 filed with and approved by the department of public utilities before becoming effective; (iii)  
442 provide for an annual remuneration for the contracting distribution company of 1.25 per cent of  
443 the annual payments under the contract to compensate the company for accepting the financial  
444 obligation of the long-term contract; provided, however, that such provision shall be acted upon  
445 by the department of public utilities at the time of contract approval; (iv) require associated  
446 transmission costs to be incorporated into a proposal; provided, however, that, to the extent there  
447 are transmission costs included in a bid, the department of public utilities may authorize or  
448 require the contracting parties to seek recovery of such transmission costs of the project through

449 federal transmission rates, consistent with policies and tariffs of the Federal Energy Regulatory  
450 Commission if the department finds such recovery is in the public interest; and (v) require that  
451 offshore wind energy generating resources to be used by a developer under the proposal: (A)  
452 where feasible, create and foster employment and economic development in the commonwealth;  
453 (B) provide enhanced electricity reliability, system safety and energy security; (C) contribute to  
454 reducing winter electricity price spikes; (D) are cost effective and beneficial to electric  
455 ratepayers in the commonwealth over the term of the contract, taking into consideration potential  
456 costs and benefits to the ratepayers, including potential economic and environmental benefits;  
457 (E) avoid line loss and mitigate transmission costs to the extent possible and ensure that  
458 transmission cost overruns, if any, are not borne by ratepayers; (F) adequately demonstrate  
459 project viability in a commercially reasonable timeframe; (G) allow offshore wind energy  
460 generation resources to be paired with energy storage systems; (H) include an initial  
461 environmental and fisheries mitigation plan for the construction and operation of such offshore  
462 wind facilities; and (I) mitigate impacts to the marine environment by providing financial and  
463 technical assistance to support robust monitoring of wildlife and habitat through contributions to  
464 regional research efforts. The department of energy resources shall give preference to proposals  
465 that demonstrate benefits from: (i) documented, direct or performance-based economic  
466 development and employment activity, including opportunities for diversity, equity and  
467 inclusion; (ii) mitigation and avoidance of detrimental environmental and socioeconomic  
468 impacts; and (iii) benefits to environmental justice communities and low-income ratepayers in  
469 the commonwealth.

470 (e) A proposed long-term contract shall be subject to the review and approval of the  
471 department of public utilities. As part of its approval process, the department of public utilities

472 shall consider recommendations by the attorney general, which shall be submitted to the  
473 department of public utilities within 45 days following the filing of a proposed long-term  
474 contract with the department of public utilities. The department of public utilities shall take into  
475 consideration the department of energy resources' recommendations on the potential costs and  
476 benefits to the rate payers, including economic and environmental benefits, and the requirements  
477 of chapter 298 of the acts of 2008 and chapter 21N of the General Laws. The department of  
478 public utilities shall consider the potential costs and benefits of the proposed long-term contract  
479 and shall approve a proposed long-term contract if the department finds that the proposed  
480 contract is a cost-effective mechanism for procuring beneficial, reliable renewable energy on a  
481 long-term basis, taking into account the factors outlined in this section. A distribution company  
482 shall be entitled to cost recovery of payments made under a long-term contract approved under  
483 this section.

484 SECTION 40. Section 3 of chapter 448 of the acts of 2016 is hereby amended by  
485 striking out the words "may include requirements for electric vehicle charging for residential and  
486 appropriate" and inserting in place thereof the following words:- shall include requirements for  
487 electric vehicle charging for appropriate residential and.

488 SECTION 41. Said chapter 448 is hereby further amended by inserting after section 6  
489 the following section:-

490 Section 6A. (a) Each purchase or lease of a passenger bus by the Massachusetts Bay  
491 Transportation Authority shall be a zero-emission vehicle.

492 (b) Not later than December 31, 2040, all passenger buses operated by the Massachusetts  
493 Bay Transportation Authority shall be exclusively zero-emission passenger buses.



494 SECTION 42. Said chapter 448 is hereby further amended by adding the following  
495 section:-

496 Section 8. Section 6A shall take effect on January 1, 2028; provided, however, that  
497 notwithstanding the effective date of said section 6A, the Massachusetts Bay Transportation  
498 Authority shall seek to replace non-zero-emission passenger buses with zero-emission passenger  
499 buses before January 1, 2028.

500 SECTION 43. Notwithstanding any general or special law to the contrary, beginning on  
501 January 1, 2023, no supplier, energy marketer or energy broker shall execute a new contract or  
502 renew an existing contract for generation services with any individual residential retail customer.  
503 This section shall not apply to, or otherwise affect, any government body that aggregates the load  
504 of residential retail customers as part of a municipal aggregation energy plan pursuant to section  
505 134 of chapter 164 of the General Laws. A violation of this section shall be an unfair and  
506 deceptive act pursuant to chapter 93A of the General Laws and the attorney general may bring an  
507 action under section 4 of said chapter 93A to enforce this section and to seek restitution, civil  
508 penalties, injunctive relief and any other relief awarded pursuant to said chapter 93A.

509 SECTION 44. (a) The department of energy resources, in consultation with the  
510 Massachusetts clean energy technology center, shall study the current and developing  
511 technologies of energy storage systems and make recommendations on how such systems may  
512 be deployed in the commonwealth. The study shall examine: (i) currently available energy  
513 storage systems; (ii) energy storage systems currently in development; (iii) cost effective  
514 deployment of energy storage systems including, but not limited to, long-duration and multi-day  
515 energy storage systems; and (iv) the necessity, costs and benefits of requiring distribution

516 companies as defined in section 1 of chapter 164 of the General Laws to jointly and  
517 competitively conduct energy storage systems solicitation and procurements from renewable  
518 generation delivered in periods of high demand or other methods to help increase the utilization  
519 of energy storage systems.

520 (b) In making its recommendations, the department shall consider the extent to which the  
521 storage systems: (i) contribute to compliance with the statewide greenhouse gas emissions limits  
522 and sublimits under chapter 21N of the General Laws including, but not limited to, the sublimit  
523 of electric power pursuant to section 3A of said chapter 21N; (ii) promote the integration of  
524 offshore wind energy and other renewable sources; (iii) enable firm energy delivery from  
525 renewable energy resources during periods of low energy demand to periods of high energy  
526 demand; (iv) enhance the reliable delivery and security of electricity to consumers; and (v)  
527 minimize ratepayer costs. The study shall determine the performance of the systems under  
528 frequent deployment, barriers to deployment or utilization and incentives and programs that  
529 could facilitate their deployment or utilization. The department of energy resources shall provide  
530 recommendations to the secretary of energy and environmental affairs not later than 6 months  
531 after the effective date of this act, including numerical deployment targets for both new and  
532 existing long-duration and multi-day energy storage systems to optimize the use of these  
533 systems, which the secretary shall incorporate into the setting of numerical benchmarks for  
534 energy storage capacity pursuant to clause (xi) of section 5 of said chapter 21N; provided,  
535 however, that said benchmarks shall not include hydrogen produced by fossil fuel sources and  
536 methods. Not later than December 31, 2023, the department of energy resources shall submit its  
537 recommendations to the clerks of the senate and house of representatives and the joint committee  
538 on telecommunications, utilities and energy.

539 SECTION 45. Not later than July 1, 2023, the Massachusetts Department of  
540 Transportation shall install and maintain electric vehicle charging stations for public use at all  
541 service plazas located on the Massachusetts Turnpike.

542 SECTION 46. (a) There shall be an interagency coordinating council to implement an  
543 electric vehicle charging infrastructure deployment plan. The council shall consist of a designee  
544 from the following persons: the secretary of energy and environmental affairs, who shall  
545 designate the chair of the council; the commissioner of environmental protection; the  
546 commissioner of energy resources; the secretary of transportation; the secretary of housing and  
547 economic development; the secretary of administration and finance; and the commissioner of  
548 public utilities. The council shall assess and report on strategies and plans necessary to deploy  
549 electric vehicle charging infrastructure to establish an equitable, interconnected, accessible and  
550 reliable electric vehicle charging network. The deployment plan shall facilitate: (i) compliance  
551 with the greenhouse gas emissions limits and sublimits set pursuant to sections 3 and 3A of  
552 chapter 21N of the General Laws, with emphasis on compliance with the emissions limits and  
553 sublimits set for 2025 and 2030; (ii) attainment of the numerical benchmarks for electric vehicles  
554 and electric vehicle charging stations set pursuant to section 5 of said chapter 21N; (iii) the  
555 cessation, by December 31, 2035, of in-state sales of non-zero-emission vehicles; and (iv)  
556 advance access to, and the affordability of, electric vehicle charging and fueling.

557 The assessment shall include, but not be limited to: (i) the present condition of, and future  
558 needs for, road and highway electrification; (ii) estimates of the number and types of electric  
559 vehicle charging stations needed in public and private sector settings including, but not limited  
560 to, commercial and industrial settings and single occupancy, double occupancy and multiple-  
561 occupancy residential structures; (iii) suggestions for optimal locations for electric vehicle

562 charging stations in urban, suburban and rural areas including, but not limited to, low-income  
563 and moderate-income communities; (iv) discussion of distribution, transmission and storage  
564 infrastructure and technology needed; (v) discussion of present and projected future costs and  
565 methods of financing those costs; (vi) technological advances in charging stations and related  
566 infrastructure, equipment and technology including, but not limited to, advances that may aid in  
567 data collection, connecting via remote communications, assisting in grid management and  
568 assisting in the integration of renewable energy resources; (vii) recommendations to assist  
569 governmental and private sector officials in installing charging stations and related infrastructure,  
570 equipment and technology, including within proximity of on-street parking; and (viii)  
571 identification and discussion of current policies and recommendations for policies, laws and  
572 regulatory actions that may facilitate the provision of charging stations and related infrastructure,  
573 equipment and technology.

574 (b) The department shall regularly seek data and input relating to electric vehicle  
575 charging stations, fueling stations and related infrastructure, equipment and technology from  
576 stakeholders including, but not limited to, investor-owned and publicly-owned electric utilities,  
577 state and local transportation agencies, companies involved in products, services, technologies  
578 and data collection related to clean energy charging and fueling, automobile manufacturers,  
579 groups representing environmental, energy and climate perspectives and groups representing  
580 consumers including, but not limited to, low-income consumers.

581 (c) In conducting and updating the assessment under this section, the department shall  
582 hold at least 5 public hearings in geographically diverse areas of the commonwealth.

583 (d) The department shall issue its initial assessment to the senate and house committees  
584 on ways and means and the joint committee on telecommunications, utilities and energy not later  
585 than 12 months after the effective date of this act and shall reconsider and revise its assessment  
586 at least once every 2 years. The department shall make its assessments publicly available on the  
587 department website.

588 (e) The council shall coordinate grant programs under each secretariat to ensure a  
589 holistic, coordinated and comprehensive deployment of electric vehicle charging infrastructure.  
590 The council may further accept appropriations, federal funds, grants, gifts and loans to further  
591 the development and objectives of the deployment plan and may establish grant programs to  
592 expend funds received. The council shall annually submit a report on disbursements from the  
593 grant program including, but not limited to, grant awardees and amounts awarded, to the clerks  
594 of the senate and house of representatives and the joint committee on telecommunications,  
595 utilities and energy not later than December 31.

596 (f) There shall be a Charging Infrastructure Deployment Fund to be administered by the  
597 council for the purposes of ensuring a holistic, coordinated and comprehensive deployment of  
598 electric vehicle charging infrastructure. The fund shall be credited with: (i) revenue from  
599 appropriations or other money authorized by the general court and specifically designated to be  
600 credited to the fund; (ii) interest earned on such revenue; and (iii) funds from public and private  
601 sources and other gifts, grants and donations. All amounts credited to the fund shall be used  
602 solely for activities and expenditures consistent with the purposes of this section, including the  
603 ordinary and necessary expenses of administration and operation associated with the fund.  
604 Amounts credited to the fund shall not be subject to further appropriation and any money  
605 remaining in the fund at the end of a fiscal year shall not revert to the General Fund.

606 SECTION 47. Not later than 6 months after the effective date of this act, distribution  
607 companies as defined in section 1 of chapter 164 of the General Laws shall submit proposals to  
608 the department of public utilities for approval to offer a time-of-use rate. For the purposes of this  
609 section, “time-of-use rate” shall mean a rate designed to reflect the cost of providing electricity  
610 to a consumer charging an electric vehicle at an electric vehicle charging station at different  
611 times of the day. The proposals shall not include additional demand charges. The proposals shall  
612 include a separate opt-in residential time-of-use rate for electric vehicle owners or lessees. In  
613 evaluating proposals for approval, the department shall consider the effect of the proposal on: (i)  
614 energy conservation, optimal and efficient use of a distribution company’s facilities and  
615 resources; (ii) benefits to transmission and distribution systems; (iii) equitable rates for electric  
616 consumers; and (iv) greenhouse gas emissions reductions. The proposals shall ensure equitable  
617 participation by all electric vehicle owners and lessees.

618 SECTION 48. Notwithstanding any general or special law or rule, regulation or order to  
619 the contrary, the department of public utilities shall not approve any company-specific plan, filed  
620 pursuant to the DPU Docket No. 20-80, Investigation by the Department of Public Utilities on its  
621 own Motion into the Role of Gas Local Distribution Companies as the Commonwealth Achieves  
622 its Target 2050 Climate Goals, prior to conducting an adjudicatory proceeding with respect to  
623 such plan.

624 SECTION 49. The department of public utilities shall convene a stakeholder working  
625 group to develop recommendations for regulatory and legislative changes that may be necessary  
626 to align gas system enhancement plans developed pursuant to section 145 of chapter 164 of the  
627 General Laws with the applicable statewide greenhouse gas emission limits and sublimits  
628 established pursuant to chapter 21N of the General Laws and the commonwealth's emissions

629 strategies. The working group shall be convened not later than October 1, 2022 and shall  
630 include: the attorney general, or a designee; the commissioner of energy resources, or a designee;  
631 the chairman of the department of public utilities, or a designee; the commissioner of  
632 environmental protection, or a designee; the chairs of the joint committee on  
633 telecommunications, utilities and energy, or their designees; and 8 members appointed by the  
634 secretary of energy and environmental affairs, 1 of whom shall be a representative of a natural  
635 gas local distribution company, 1 of whom shall be an advocate for low-income residents of the  
636 commonwealth, 1 of whom shall be an advocate for middle-income residents of the  
637 commonwealth, 1 of whom shall be a representative of municipalities or groups of  
638 municipalities, 1 of whom shall be a representative of a labor union representing gas distribution  
639 workers, 1 of whom shall be a nonprofit organization with expertise in energy supply and  
640 demand, 1 of whom shall be a nonprofit organization with expertise in the transition to clean  
641 thermal energy and 1 of whom shall be a nonprofit environmental organization. The working  
642 group shall consider the gas system enhancement plans' impacts on, and implications for, public  
643 health, safety, equity, affordability, reliability, reductions in greenhouse gas emissions and cost  
644 recovery for repair and replacement of pipeline infrastructure including, but not limited to,  
645 embedded costs, potential stranded assets and opportunity costs and benefits; provided, however,  
646 that said working group shall evaluate opportunities to advance utility-scale renewable thermal  
647 energy under said section 145 of said chapter 164; and provided further, that any change  
648 recommended shall enable natural gas local distribution companies to maintain a safe and  
649 reliable gas distribution system during the commonwealth's transition to net zero emissions. The  
650 working group shall submit its report to the department of public utilities, the joint committee on  
651 telecommunications, utilities and energy, the senate and house committees on global warming

652 and climate change and the clerks of the senate and house of representatives not later than July  
653 31, 2023.

654 SECTION 50. The department of energy resources shall make recommendations to the  
655 general court on a successor program to the commonwealth's solar incentive program established  
656 in section 11 of chapter 75 of the acts of 2016. In developing recommendations, the department  
657 shall consider: (i) the benefits provided by distributed generation facilities including, but not  
658 limited to: (A) avoided energy purchases; (B) avoided capacity purchases; (C) avoided  
659 transmission and distribution costs; (D) avoided line losses; (E) avoided environmental  
660 compliance costs; (F) avoided damages from greenhouse gas emissions; (G) enhanced reliability;  
661 (H) equity and environmental justice benefits; and (I) any other benefits as may be determined  
662 by the department; (ii) time differentiated rates and alternative rates that encourage equity and  
663 alignment with the commonwealth's energy, climate and natural resources programs and  
664 policies; and (iii) the siting of clean energy projects in underserved communities and within the  
665 built environment on developed or degraded land. The department shall file the report with the  
666 clerks of the senate and house of representatives and the joint committee on telecommunications,  
667 utilities and energy not later than December 31, 2022.

668 SECTION 51. Notwithstanding any general or special law to the contrary, the executive  
669 office of energy and environmental affairs shall promulgate regulations to implement section 2A  
670 of chapter 61A of the General Laws, as amended by section 26, within 6 months after the  
671 effective date of this act. The regulations shall include, but not be limited to: (i) appropriate  
672 construction practices and allowable building materials for renewable energy generating sources  
673 installed pursuant to said section 2A of said chapter 61A to protect the water and soil quality of  
674 the land and minimize adverse environmental impacts; (ii) appropriate data collection and



675 reporting requirements for land sited for renewable energy generation under said section 2A of  
676 said chapter 61A; and (iii) a definition of “continued use” of agricultural and horticultural land  
677 under subsection (b) of said section 2A of said chapter 61A. The executive office shall hold not  
678 less than 3 public hearings to receive feedback on the draft regulations in geographically-diverse  
679 regions throughout the commonwealth.

680 SECTION 52. (a) For the purposes of this section, the following terms shall have the  
681 following meanings unless the context clearly requires otherwise:

682 “Fossil fuel-free”, as defined by a city or town to include, but not be limited to, an entire  
683 building or entire condominium unit that does not, in support of its operation after construction,  
684 utilize coal, oil, natural gas, other fuel hydrocarbons, including synthetic equivalents, or other  
685 fossil fuels.

686 “Local approval”, by a majority vote of the: (i) city council with the approval of the  
687 mayor in the case of a city with a mayor elected to serve as the chief executive officer of the city;  
688 (ii) city council in every other city; (iii) annual town meeting or a special meeting called for that  
689 purpose in the case of a municipality with a town meeting form of government; or (iv) town  
690 council in the case of a municipality with a town council form of government.

691 (b) Notwithstanding chapter 40A, section 13 of chapter 142 and chapter 164 of the  
692 General Laws or any other general or special law to the contrary, the department of energy  
693 resources shall establish a demonstration project in which cities and towns adopt and amend  
694 general or zoning by-laws that restrict or prohibit new building construction or major renovation  
695 projects that are not fossil fuel-free and enforce restrictions and prohibitions on new building

696 construction and major renovation projects that are not fossil fuel-free, including through the  
697 withholding or conditioning of building permits.

698         The department shall approve not more than 10 applications under this section; provided,  
699 however, that the department shall accept into the program any city or town that has received  
700 local approval prior to the effective date of this act and such community having received local  
701 approval may begin enforcement of its general or zoning by-law not sooner than 30 days after  
702 submitting its application to the department. In approving an application under this section from  
703 a city or town that did not receive prior local approval, the department shall consider regional  
704 and demographic diversity of communities participating in the demonstration project. No city or  
705 town shall apply for such demonstration project until it has received local approval.

706         Nothing in this section shall inhibit or interfere with the department’s obligation to  
707 promulgate a municipal opt-in specialized stretch energy code that includes, but shall not be  
708 limited to, net-zero building performance standards and a definition of net-zero building under  
709 section 31 of chapter 8 of the acts of 2021 nor shall anything in this section limit the ability for  
710 any community to opt in to such specialized code following its promulgation; provided, however  
711 , that nothing in this section shall interfere with the department’s authority to set restrictions or  
712 limitations on fossil fuel construction necessary to meet the department’s obligation to  
713 promulgate the specialized stretch energy code’s net-zero building performance standards and  
714 definition of net-zero building designed to achieve compliance with the commonwealth’s  
715 statewide greenhouse gas emission limits and sublimits established pursuant to chapter 21N of  
716 the General Laws. The department shall collect data from cities and towns approved under this  
717 section to monitor impacts to emissions, building costs, operating costs and other criteria as set  
718 by the department in consultation with participating cities and towns.

719 SECTION 53. Notwithstanding any general or special law to the contrary, not later than  
720 14 days after the effective date of this act, the state comptroller shall transfer from the General  
721 Fund: (i) \$100,000,000 to the Clean Energy Investment Fund established in section 15 of chapter  
722 23J of the General Laws; (ii) \$100,000,000 to the Electric Vehicle Adoption Incentive Trust  
723 Fund established in section 19 of chapter 25A of the General Laws; and (iii) \$50,000,000 to the  
724 Charging Infrastructure Deployment Fund established in section 46.

725 SECTION 54. The division established in section 23 of chapter 25 of the General Laws  
726 shall promulgate the regulations pursuant to section 12 of chapter 159A½ of the General Laws  
727 not later than January 1, 2023 and shall implement the vehicle electrification and greenhouse gas  
728 emissions requirements for transportation network companies pursuant to said section 12 of said  
729 chapter 159A½ not later than January 1, 2024.

730 SECTION 55. The state board of building regulations and standards shall amend the state  
731 building and electrical codes pursuant to clauses (s) and (t) of section 94 of chapter 143 of the  
732 General Laws not later than January 1, 2024.

733 SECTION 56. The point-of-sale rebate model for electric vehicle sales required by  
734 subsection (b) of section 19 of chapter 25 shall be established not later than on October 1, 2022.

735 SECTION 57. Sections 14 to 22, inclusive, shall take effect upon their passage and shall  
736 not apply to any biomass facility qualified by the department of energy resources as a renewable  
737 energy generating source pursuant to section 11F of chapter 25A of the General Laws or as an  
738 alternative energy generating source pursuant to section 11F ½ of said chapter 25A as of January  
739 1, 2022.

740 SECTION 58. Section 28 shall take effect upon the secretary of energy and  
741 environmental affairs' certification in writing to the state secretary that a similar requirement  
742 regarding the sale of zero-emission vehicles taking effect in the state of California; provided,  
743 however, that said section 28 shall not take effect prior to January 1, 2035.