

# HOUSE . . . . . No. 240

---

## The Commonwealth of Massachusetts

---

PRESENTED BY:

***David T. Vieira***

---

*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 relative to starter home school cost reimbursement.

---

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>David T. Vieira</i>	<i>3rd Barnstable</i>	<i>1/19/2023</i>

# HOUSE . . . . . No. 240

---

By Representative Vieira of Falmouth, a petition (accompanied by bill, House, No. 240) of David T. Vieira relative to new smart growth development and smart growth zoning district. Community Development and Small Businesses.

---

## The Commonwealth of Massachusetts

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

An Act relative to starter home school cost reimbursement.

*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. Chapter 40S of the General Laws, as appearing in the 2020 Official Edition,  
2   is hereby amended in section 1 by striking out the definitions of “New smart growth  
3   development” and “Smart growth zoning district” and inserting in place thereof the following:-

4           "New smart growth development", any new residential or commercial development,  
5   including the substantial redevelopment of existing buildings, subject to the payment of local  
6   property taxes that: (a) occurs in a smart growth or starter home zoning district after the adoption  
7   of such zoning by the community, and (b) is permitted under the provisions of the smart growth  
8   or starter home zoning district. A redevelopment shall be considered substantial if its cost  
9   exceeds 50 per cent of the building's pre-renovation assessed value or if it constitutes a change in  
10   use from nonresidential to residential.

11           "Smart growth zoning district", a zoning district adopted by a community and approved  
12   by the department of housing and community development which is eligible, and which remains

13 eligible for density bonus payments under chapter 40R including without limitation smart growth  
14 zoning districts as defined in section 1 of chapter 40R and starter home zoning districts as  
15 defined in section 1 of said chapter 40Y.

16

17