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**HB355 (HD104) - An Act relative to clarifying homeowners right to perform electrical work**

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**Sponsor:** Rep. Peter J. Durant (R)**Summary:** Amends [GL 143:3L](#) by prohibiting the inspector of wires from rejecting a permit application from an applicant who is not a licensed electrician if the property indicated on the application is; the applicant's primary residence, the applicant is the owner of the property, and the property is a single family home.**Last Action:** 02/02/2022 H - Accompanied study order

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**HB381 (HD168) - An Act relative to advancing the profession of commercial interior design**

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**Sponsor:** Rep. Patricia A. Haddad (D)**Summary:** Adds a new Section 275 to [GL Chapter 112](#) creating licensure for commercial interior designers, requiring the licensure for any commercial interior design work that would require a permit; delimits work that would and would not fall under the licensure; requires each licensee to pass an exam set by the National Council for Interior Design Certification; establishes a continuing education requirement; prohibits the usage of the term 'registered' in conjunction with terms like 'commercial interior designer' except by licensees; directs the board of registration of commercial interior designers to approve a seal for use by licensees on plans and specifications; creates the designation 'commercial interior designer emeritus' for those licensee who retire after ten years of practice, allowing for expedited re-licensure but prohibiting practice in while so designated; amends [GL Chapter 13](#) to establish a board of registration of commercial interior designers, specifying membership qualification, required meetings, and procedure.**Last Action:** 11/08/2021 H - Attached to favorable report by Joint Committee of [SB218](#)

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**HB424 (HD1210) - An Act relative to the licensure of swimming pool builders and service contractors**

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**Sponsor:** Rep. Kate Lipper-Garabedian (D)**Summary:** Adds a new Section 101 to [GL Chapter 140](#) directing the Massachusetts board of building regulations to adopt and enforce regulations implementing a swimming pool construction and installation work license and a swimming pool maintenance, service, and repair work license; requires the regulations to include scope of work and experience, training and examinations requires for licensing; authorizes use of the requirements of the International Swimming Pool and Spa Code; imposes fines in increasing amounts for initial and subsequent unlicensed pool work; authorizes grandfathering provisions and fees for initial licensing and renewals; requires implementation by January 1, 2022.**Last Action:** 11/10/2021 H - Referred to House Committee on Ways and Means

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**HB1370 (HD801) - An Act relative to accessory dwelling units**

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**Sponsor:** Rep. Christine Barber (D)**Summary:** Amends [GL 40A:3](#) relative to subjects which zoning may not regulate by adding provisions establishing that no zoning ordinance or by-law may prohibit or require a special permit for the use of land or structures for an accessory dwelling unit or the rental thereof in a single-family residential zoning district on a lot with 5,000 square feet or more or on a lot of sufficient area to meet the requirements of [Title 5 of the State Environmental Code](#) that is occupied by the owner, so long as that unit or the principal dwelling is occupied by at least one person with disabilities or who is elderly.

The zoning ordinance or by-law may require that the principal dwelling or the accessory dwelling unit be owner-occupied and may limit the total number of accessory dwelling units in the municipality to a percentage not lower than 5% of the total non-seasonal housing units in the municipality.

**Last Action:** 02/02/2022 H - Reported favorably by Joint Committee on Housing carrying [SB908](#)

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**HB2134 (HD1069) - An Act protecting neighboring communities from deleterious construction**

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**Sponsor:** Rep. Bruce J. Ayers (D)**Summary:** Adds a new Section 70 to [GL Chapter 40](#) requiring any major construction projects occurring in a municipality within 1,500 feet of another municipalities' border to contain a buffer area between the 2 municipalities to prevent harm to a neighboring municipality from another municipalities' allowance of major construction; defines major construction projects as any public or private construction in excess of \$5,000,000, road or highway construction or erection of any bridge over navigable or tidal waters; allows buffer zones to include parks, gardens, trails, wetlands, other kinds of open space, or other measures meant to enhance open space or conservation use.**Last Action:** 02/02/2022 H - Accompanied study order

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**HB2140 (HD2171) - An Act relative to zoning voting thresholds**

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**Sponsor:** Rep. Daniel Cahill (D)**Summary:** Amends [GL 40A:5 \(Change of Zoning Ordinances\)](#) so that a town may vote, by a vote of the currently required majority, to reduce the majority requirement to some level between  $\frac{1}{2}$  and  $\frac{2}{3}$ ; reduces the threshold to change zoning following a protest by affected landowners from  $\frac{1}{4}$  to  $\frac{1}{3}$ .

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**Last Action:** 02/02/2022 H - Accompanied study order

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### HB2145 (HD3785) - An Act promoting the adoption of renewable energy for heating, cooling and hot water

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**Sponsor:** Rep. Mike Connolly (D)

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**Summary:** Amends [GL 40A:3 \(Subjects which zoning may not regulate\)](#) to prohibit zoning that restricts or unreasonably regulates the installation of alternative and renewable energy for electricity, heating, cooling, or hot water; amends [GL 40A \(Zoning\)](#) to allow municipalities to require that in new construction or renovations of greater than 50% of the building area, the permit application include a feasibility analysis of installing alternative and renewable energy sources; amends [GL 184:23C \(Solar energy systems; installation or use; restrictive provisions\)](#) to render void any deed provisions restricting the installation of wind, water, biomass, ethanol, or other 'renewable, non-depletable, or recyclable' fuel energy systems; exempts heat pumps from property taxes for twenty years after installation.

*(Note: There is no GL 59:45B, but the likely intent was to create a paragraph Forty-fifth B in [GL 59:5](#), which lists exemptions from the property tax.)*

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**Last Action:** 01/14/2022 H - Hearing Scheduled  
[01/19/2022 10:00 AM - Public Hearing, Virtual Hearing](#)  
*Telecommunications, Utilities and Energy*

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### HB2149 (HD1982) - An Act relative to solar assessments

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**Sponsor:** Rep. Marjorie Decker (D)

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**Summary:** Adds a new §9½ to GL c.40A (Zoning) to establish that development projects greater than 10,000 gross square feet (or containing 10 or more residential units) must include a solar energy system that is equivalent to a minimum of 50% of the roof area of all buildings; if a site includes an uncovered parking structure, the structure must also have a solar energy system installed to cover a minimum of 90% of its top level. A development project will not be required to install a solar energy system on the roof if there is no solar ready zone, or the solar-ready zone is shaded for more than 50% of daylight hours annually, or for building conversions with insufficient structural load capacity.

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**Last Action:** 02/02/2022 H - Accompanied study order

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### HB2159 (HD2453) - An Act requiring the master plans of cities and towns to address climate change and renewable energy

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**Sponsor:** Rep. Sean Garballey (D)

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**Summary:** Amends GL 41:81D (Municipal Master Plans) to require such plans to include a climate change and renewable energy element which shall: (a) forecast the potential impact that climate change may have on the municipality; (b) identify populations, neighborhoods and infrastructure within the municipality that may be vulnerable to the effects of climate change; (c) develop responses and strategies for reducing such vulnerabilities; and (d) establish goals and policies for reducing causes of climate change.

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**Last Action:** 01/26/2022 H - House Session  
[01/27/2022 11:00 AM - Full Formal Session, House Chamber](#)  
*House Session*

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### HB2167 (HD1296) - An Act to reduce greenhouse gas emissions by permitting local option all-electric buildings and homes ordinances

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**Sponsor:** Rep. Tami Gouveia (D)

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**Summary:** Adds a new Section 101 to [GL Chapter 143](#), entitled, "Local Option for All-Electric Buildings and Homes," to authorize municipalities to require new building permit applications submitted after January 1, 2022 to be all-electric and to prohibit on-site fossil fuel infrastructure, with certain limited exceptions; sets out the process by which a city or town may accept the provisions of this section.

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**Last Action:** 01/14/2022 H - Hearing Scheduled  
[01/19/2022 10:00 AM - Public Hearing, Virtual Hearing](#)  
*Telecommunications, Utilities and Energy*

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### HB2204 (HD424) - An Act requiring a performance bond prior to demolition

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**Sponsor:** Rep. Alan Silvia (D)

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**Summary:** Amends [GL 40:54](#) (building permit restrictions) by allowing municipalities to require submission of performance bonds prior to the issuance of permits or licenses for the demolition, renovation, rehabilitation or other alteration of a building or other structure and the removal of debris from such projects.

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**Last Action:** 02/02/2022 H - Accompanied study order

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### HB2416 (HD305) - An Act relative to fire protection

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**Sponsor:** Rep. Ruth B. Balsler (D)

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**Summary:** Amends [GL 148:26I](#), regulating automatic sprinkler systems in multiple dwelling residential units; requires automatic sprinkler systems in any units which undergo a major renovation or modification; authorizes the installation of alternative or modified systems when there is inadequate water supply; requires heads of fire departments to enforce these requirements; regulates appeals of decisions of local fire departments regarding sprinkler installation to the automatic sprinkler appeals board.

**Last Action:** 02/02/2022 H - Reported favorably by Joint Committee on Public Safety and Homeland Security

### HB2417 (HD1009) - An Act relative to enhanced fire protection in new one- and two-family dwellings

**Sponsor:** Rep. Ruth B. Balsler (D)

**Summary:** Adds a new Section 26J to [GL Chapter 148](#) and amends [GL 148:27A](#) to require, in municipalities that adopt this provision, installation of automatic sprinklers in newly constructed single and two-unit dwellings; provides an exemption from the prohibition against shutting off a sprinkler system without a permit, for seasonal shut-off of automatic sprinklers, as defined by and in accordance with regulations of the Board of Fire Prevention Regulations.

**Last Action:** 02/02/2022 H - Reported favorably by Joint Committee on Public Safety and Homeland Security

### HB2510 (HD3412) - An Act relative to fire protection systems for buildings and structures

**Sponsor:** Rep. Ted Phillips (D)

**Summary:** Amends [GL Chapter 6](#), [Chapter 143](#) and [Chapter 148](#) in several sections to rename the automatic sprinkler appeals board the fire protection and life safety systems board; provides that the provisions of the fire safety code apply to all buildings and structures in the Commonwealth, except the State House; exempts buildings for which a building permit was issued before January 1, 2012 from the provisions of this Act; adds new definitions of 'Fire Protection and Life Safety Systems' and 'Fire Safety Code' to the statute; transfers regulation and inspection of fire safety code matters from the Board of State Building Regulations to the Fire Protection and Life Safety Systems Board.

**Last Action:** 02/02/2022 H - Accompanied study order

### HB2511 (HD1046) - An Act relative to swimming pool alarms

**Sponsor:** Rep. Angelo J. Puppolo, Jr. (D)

**Summary:** Adds a new Section 207 to [GL Chapter 140](#) relative to swimming pool alarms to restrict building permits for the construction or substantial alteration of a swimming pool unless a pool alarm is installed; defines swimming pool and pool alarm; requires that each pool used for recreational bathing have a pool alarm; prescribes a fine of not less than \$100 nor more than \$500 for each violation of this requirement.

**Last Action:** 02/02/2022 H - Reported favorably by Joint Committee on Public Safety and Homeland Security

### HB2517 (HD2272) - An Act relative to fire safety

**Sponsor:** Rep. Daniel Ryan (D)

**Summary:** Amends [GL 84:146](#) (Necessity for Licenses) to include work as a sprinkler fitter and apprentice sprinkler fitter under the licensure requirements of the statute; adds work on standpipes connected to the sprinkler system and pumps dedicated for fire protection to the statute; defines work on a fire protection system.

**Last Action:** 02/02/2022 H - Reported favorably by Joint Committee on Public Safety and Homeland Security

### HB2537 (HD2237) - An Act relative to the Board of Building Regulations and Standards

**Sponsor:** Rep. David T. Vieira (R)

**Summary:** Amends [GL 143:97](#) (Amendments to the State Building Code) to prohibit the state board of building regulations and standards from adopting an amendment to the state building code that permits a city or town to accept the amendment on a local option basis.

**Last Action:** 02/02/2022 H - Accompanied study order

### HB2596 (HD1666) - An Act relative to municipal building officials

**Sponsor:** Rep. Tackey Chan (D)

**Summary:** Classifies municipal building officials certified by the Commonwealth as members of Group 2 of the contributory retirement system for public employees.

**Last Action:** 02/02/2022 H - Accompanied study order

### HB2808 (HD1794) - An Act relative to providing a COVID-19 retirement credit to essential public-sector workers

**Sponsor:** Rep. Jonathan D. Zlotnik (D)

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**Summary:** Entitles public employees employed by the Commonwealth of Massachusetts, its political subdivisions, state and community colleges and universities under the board of higher education and the University of Massachusetts, to a retirement credit for work conducted at a worksite outside their personal residence during the COVID-19 state of emergency; defines the retirement credit as 3 years added to age or years of service; regulates identification and notification of eligible employees.

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**Last Action:** 02/02/2022 H - Accompanied study order

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### HB3230 (HD621) - An Act relative to landscape sprinkler systems

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**Sponsor:** Rep. Paul A. Schmid (D)

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**Summary:** Requires the State Board of Building Regulations and Standards to amend the State Building Code to include rain sensor devices for newly installed or renovated residential outdoor landscape sprinkler systems.

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**Last Action:** 02/02/2022 H - Reported favorably by Joint Committee on State Administration and Regulatory Oversight

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### HB3334 (HD2161) - An Act relative to home energy efficiency

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**Sponsor:** Rep. Adrian Madaro (D)

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**Summary:** Requires that a seller or agent acting on behalf of the seller complete an energy assessment through the Mass Save program (overseen by the Department of Energy Resources) prior to the time of listing a condo, a single-family residential dwelling or a multiple-family residential dwelling with fewer than 5 units for sale. However, no additional fees may be imposed or collected in connection with the home energy assessment. The seller or agent must disclose to a buyer or prospective buyer information obtained from the energy assessment of the dwelling at the time of listing or prior to the signing of a contract to purchase, whichever comes first. In addition, DER is to design and implement an energy rating and labeling system for use by sellers of residential dwellings to disclose the energy performance of that dwelling to potential buyers at the time of listing.

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**Last Action:** 09/23/2021 H - Hearing Scheduled  
[09/29/2021 9:00 AM - Public Hearing, Virtual Hearing](#)  
*Telecommunications, Utilities and Energy*

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### HB3750 (HD4197) - An Act authorizing the town of Arlington to adopt and enforce local regulations restricting the use of fossil fuels in certain construction

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**Sponsor:** Rep. Sean Garballey (D)

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**Summary:** No summary necessary.

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**Last Action:** 01/14/2022 H - Hearing Scheduled  
[01/19/2022 10:00 AM - Public Hearing, Virtual Hearing](#)  
*Telecommunications, Utilities and Energy*

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### HB3844 (HD3649) - An Act relative to updating subdivision law

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**Sponsor:** Rep. Carole Fiola (D)

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**Summary:** Amends various provisions related to the subdivision control law under GL 41; prohibits classification of a division of land as a subdivision if 3 or fewer lots are created; extends the date for action on subdivision application from 21 days to 40 days; requires proof of approval for subdivision plans for 10 or more lots in a residential zone; requires applicants to provide proof of notice to abutters; amends provisions related to approval, modification and disapproval of subdivision plans; requires specific approval of construction and installation of municipal services, and land covenants for their installation; requires consideration of labor costs in bonds or deposits submitted; requires parties entering into easements pursuant to a subdivision agreement to notify successors in interest of such easements, restrictions or obligations prior to the execution of the final deed; regulates the content of such notice.

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**Last Action:** 02/02/2022 H - Accompanied study order

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### HB3849 (HD1027) - An Act relative to contractor liability for unpermitted construction

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**Sponsor:** Rep. Sheila C. Harrington (R)

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**Summary:** Amends GL 143:94 (state board of building regulations and standards – powers and duties) by directing the board to promulgate rules and regulations as part of the state building code mandating liability and penalties for contractors who perform work without a required permit.

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**Last Action:** 02/02/2022 H - Accompanied study order

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### HB4182 (HD2055) - An Act relative to green building materials

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**Sponsor:** Rep. Maria Robinson (D)

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**Summary:** Amends GL 7C (Capital Asset Management and Maintenance) to require DCAMM Commissioner to promulgate regulations (to be reviewed every 4 years) to establish maximum acceptable greenhouse gas emissions for each category of eligible materials used in a building project, capital facility, capital facility project or construction and to consult with the department of environmental protection when determining the maximum acceptable greenhouse gas emission for each category of eligible materials

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**Last Action:** 02/02/2022 H - Reported favorably by Joint Committee on State Administration and Regulatory Oversight

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### SB590 (SD1266) - An Act encouraging the use of renewable energy on agricultural land

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**Sponsor:** Sen. Susan Moran (D)

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**Summary:** Amends GL61A:2A (Taxation of Agricultural Land: Land Used to Site Renewable Energy Generating Source) to remove existing statutory restrictions on the purpose and amount of energy such a source may produce; requires the source to qualify in accordance with a solar incentive program for agriculture or horticulture sectors developed by the Department of Energy Resources if such renewable energy source does not impede the continued use of the land for agricultural or horticultural purposes.

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**Last Action:** 09/14/2021 H - Hearing Scheduled  
[09/22/2021 2:00 PM - Public Hearing, Virtual Hearing](#)  
*Environment, Natural Resources & Agriculture*

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### SB1333 (SD710) - An Act to reduce greenhouse gas emissions by permitting local option all-electric buildings and homes ordinances

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**Sponsor:** Sen. James B. Eldridge (D)

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**Summary:** Adds a new Section 101 to [GL Chapter 143](#), entitled, "Local Option for All-Electric Buildings and Homes," to authorize municipalities to require new building permit applications submitted after January 1, 2022 to be all-electric and to prohibit on-site fossil fuel infrastructure, with certain limited exceptions; sets out the process by which a city or town may accept the provisions of this section.

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**Last Action:** 01/31/2022 S - Referred to Senate Committee on Ways & Means

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### SB1379 (SD1262) - An Act to promote healthy communities and the environment

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**Sponsor:** Sen. Sonia R. Chang-Diaz (D)

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**Summary:** Adds new and unnamed Chapter 111P into the General Laws, providing for an expedited and enhanced Massachusetts Environmental Policy Act Review for projects located within one mile of a designated 'most vulnerable' community, or in the case of projects exceeding certain thresholds, within five miles of a most vulnerable community; exempts site assessment grants and loans granted under the Brownfields Redevelopment Fund from triggering the Massachusetts Environmental Policy Act review; establishes a community environmental health and economic disparities program; requires the creation and maintenance of a Communities Health Index, among other things.

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**Last Action:** 02/02/2022 H - Accompanied study order

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### SB1589 (SD228) - An Act relative to safe building materials

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**Sponsor:** Sen. Paul Feeney (D)

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**Summary:** Adds a new Section 26J to [GL Chapter 148](#) (Fire Prevention) establishing the Light Frame Construction Code and regulating such construction.

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**Last Action:** 02/02/2022 S - Reported favorably by Joint Committee on Public Safety and Homeland Security

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### SB1607 (SD1882) - An Act relative to window guards in residential rental properties

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**Sponsor:** Sen. Mark C. Montigny (D)

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**Summary:** Adds new provisions to GL c. 143 relative to elevator and building inspections requiring the installation of window guards in residential rental properties. In particular, the requirements apply to any multiple-dwelling building in which any child age 10 years or younger resides, in which buildings window guards must be installed. Window guards must be installed in the rental units and in common areas, and tenants must be provided with notices relative to their rights to window guard installation. Civil fines of up to a \$5,000 for a violation not remedied within 10 business days may be levied by the Department of Public Safety on landlords.

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**Last Action:** 02/02/2022 S - Reported favorably by Joint Committee on Public Safety and Homeland Security

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### SB1640 (SD543) - An Act relative to fire safety

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**Sponsor:** Sen. Michael F. Rush (D)

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**Summary:** Amends [GL 146:81](#) and [146:84](#) to require licensure as a fire protection sprinkler system contractor or sprinkler fitter to work on a fire protection sprinkler system; amends the definition of 'fire protection sprinkler system' to include pumps dedicated for fire protection; defines 'work on a fire protection sprinkler system' as the

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onsite layout, on-site fabrication, work and practice concerning the construction, installation, alteration or extension of fire suppression systems, modification, repair, removal and initial acceptance testing and inspection, testing, maintenance and service of a fire protection sprinkler system.

**Last Action:** 02/02/2022 S - Reported favorably by Joint Committee on Public Safety and Homeland Security

### SB1669 (SD1686) - An Act relative to providing a COVID-19 retirement credit to essential public-sector workers

**Sponsor:** Sen. Nicholas P. Collins (D)

**Summary:** Provides a retirement credit of 3 years (to be added either to age or years of service) to state and municipal employees who were required to work or volunteered to work outside their residence during the Covid state of emergency from 3/10/20 to 12/31/20; requires the secretary of administration and finance to identify and notify these employees of the availability of this credit; requires retirement boards to make the credit available to eligible employees.

**Last Action:** 02/02/2022 H - Accompanied study order

### SB1738 (SD518) - An Act relative to Group 2

**Sponsor:** Sen. John F. Keenan (D)

**Summary:** Adds employees of a city or town who are employed as licensed building inspectors to Group 2 of the state retirement system.

**Last Action:** 02/02/2022 H - Accompanied study order

### SB2026 (SD638) - An Act establishing gender neutral bathrooms

**Sponsor:** Sen. Joanne Comerford (D)

**Summary:** Amends [GL Chapter 142](#) (Supervision of Plumbing) to require the board of state examiners of plumbers and pipe fitters to promulgate regulations to allow gender neutral bathrooms to be designed and installed in any use group defined by the [780 CMR](#) Massachusetts state building code, regardless of whether the work being performed is new construction or repair, renovation or alteration work.

**Last Action:** 02/02/2022 S - Reported favorably by Joint Committee on State Administration and Regulatory Oversight

### SB2165 (SD159) - An Act increasing solar rooftop energy

**Sponsor:** Sen. James B. Eldridge (D)

**Summary:** Adds a new GL Chapter 143A (Solar Homes and Businesses), directing the Board of Building Regulations and Standards to include in the state building code a requirement for new construction to accommodate solar energy systems; requires single family homes to have energy systems capable of meeting the average electrical demand of homes of similar size; requires multi-family homes up to ten stories to include systems of a size determined by the board; allows the board to set minimum standards for solar capacity for additional building types; allows developers to seek an exemption if they can demonstrate that there is less than 80 square feet (roughly the size of 4/12; standard residential solar panels) of area at which a solar installation would produced at least 70% of the energy of an unshaded system; allows for an exemption if an alternative renewable energy system will be installed at the time of construction; allows for an exemption if a solar water heater will be installed at the time of construction that will take up the available effective solar area (meeting the 70% capacity of an unshaded energy threshold); and establishes a civil penalty for failure to comply in the form of a fine set at the greater of \$10,000 or double the additional cost that would have been incurred to comply.