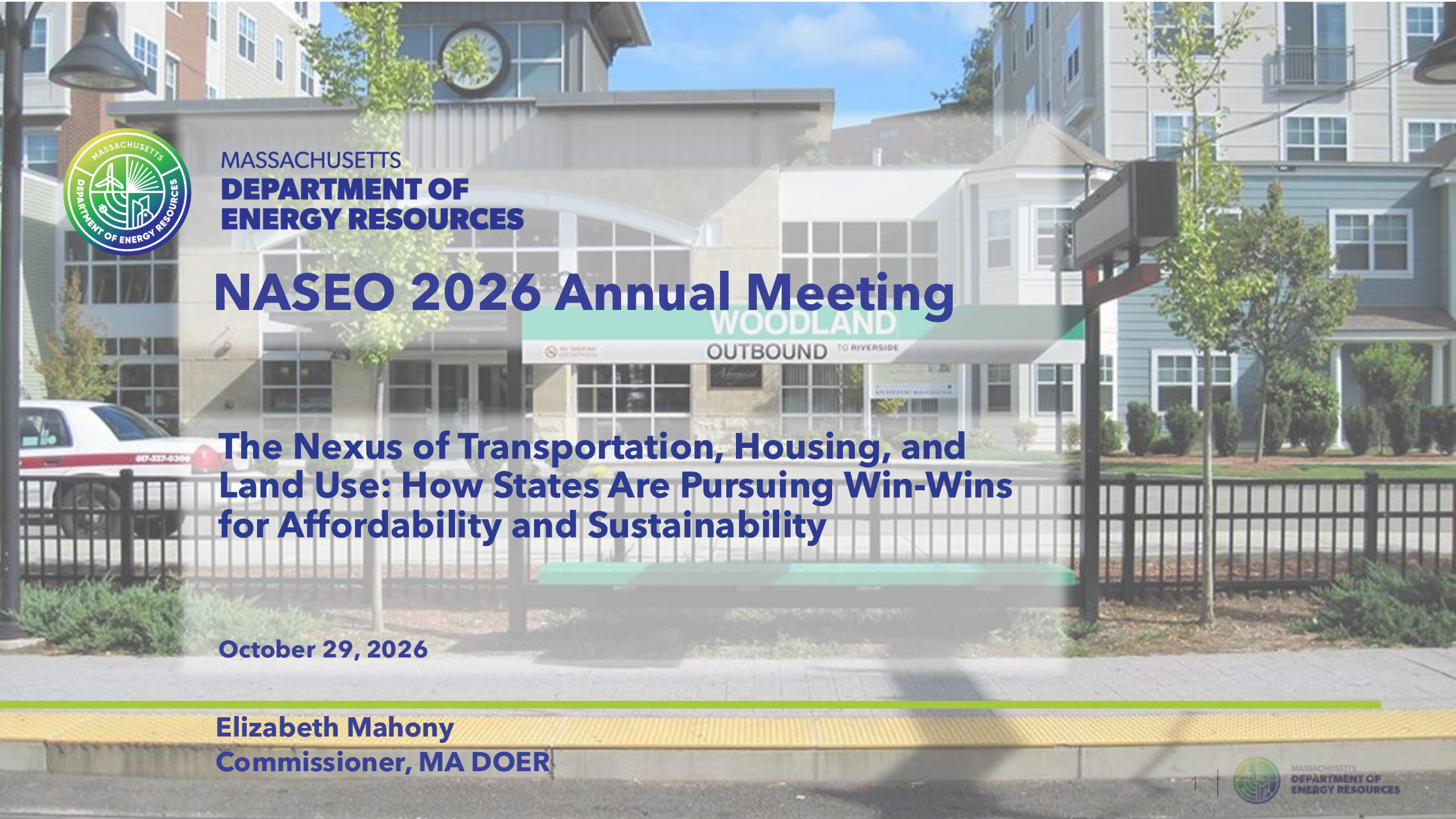


MASSACHUSETTS
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NASEO 2026 Annual Meeting

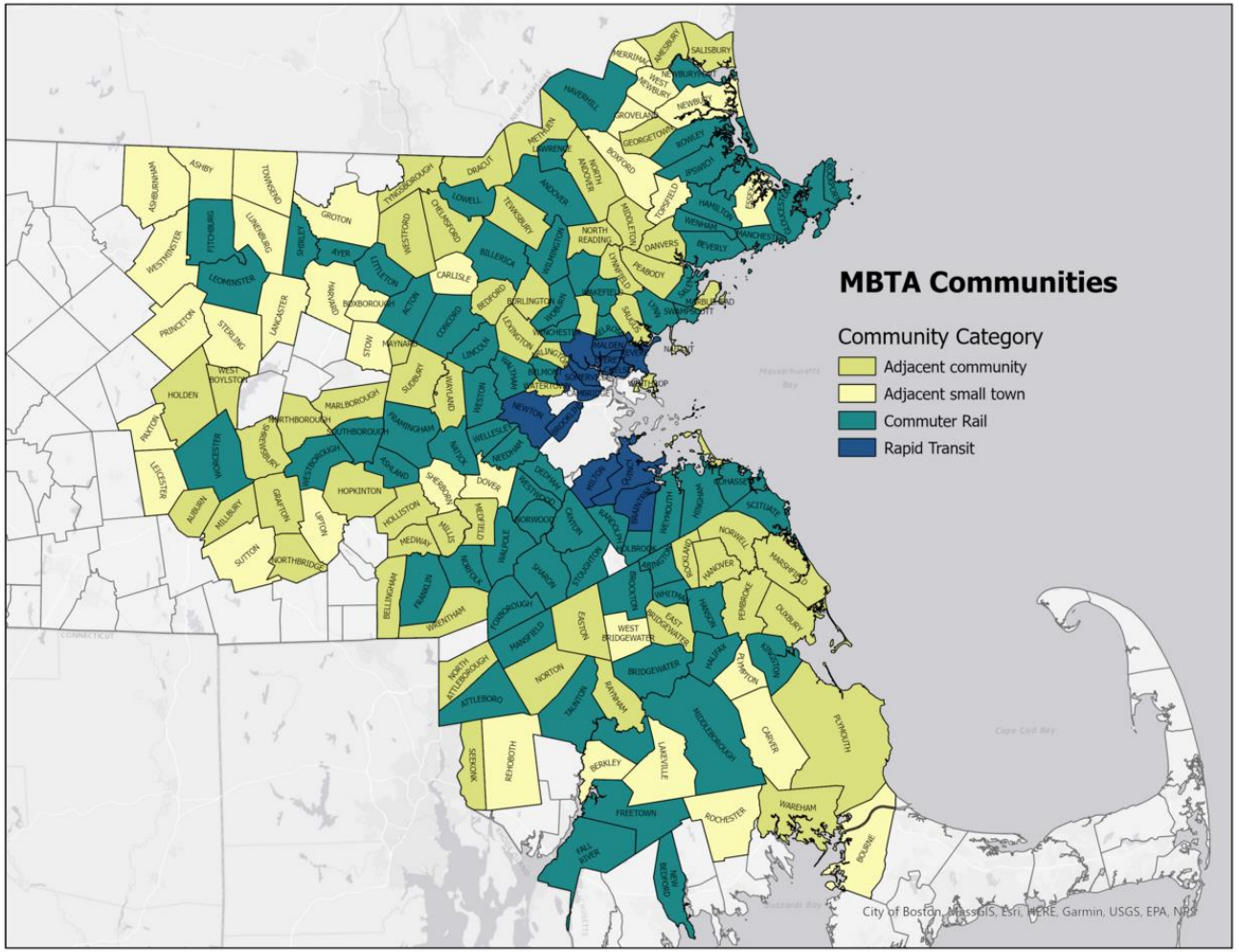
The Nexus of Transportation, Housing, and Land Use: How States Are Pursuing Win-Wins for Affordability and Sustainability

October 29, 2026

Elizabeth Mahony
Commissioner, MA DOER

MBTA Communities Law

Multi-Family Zoning Requirement for MBTA Communities



MASSACHUSETTS DEPARTMENT OF ENERGY RESOURCES

MBTA Communities Law in Action





MA Building Energy Codes

Adoption by Municipality

- Base Code: 49
- Stretch Code: 242
- Specialized Code: 60

Massachusetts "Opt-In" Energy Codes

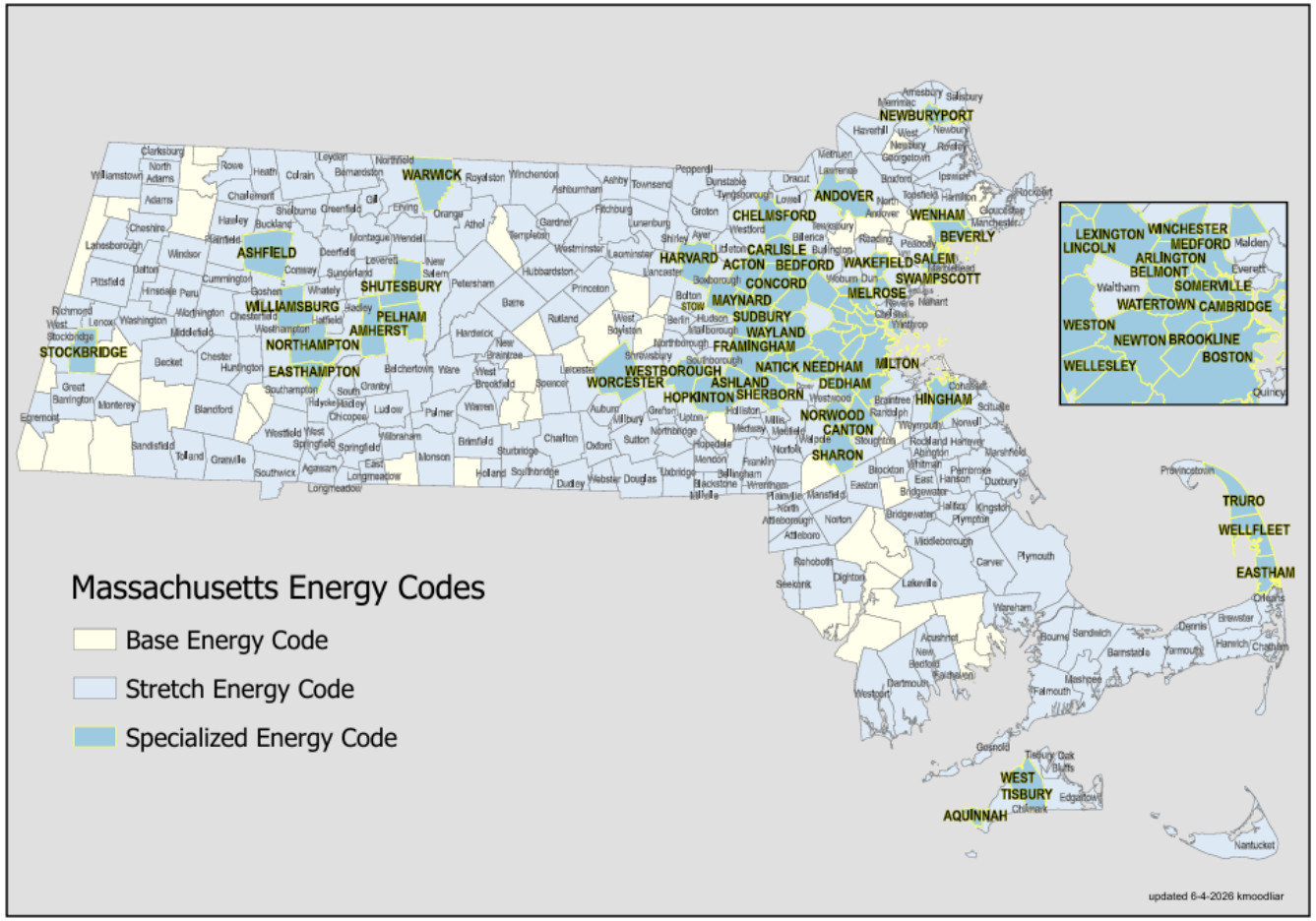
Stretch Code
IECC 2021
w/ key MA amendments:
225 CMR Chapter 22 (residential)
225 CMR Chapter 23 (commercial)

Specialized Code
IECC 2021
w/ key MA amendments:
225 CMR Chapter 22 + Appendix RC (residential)
225 CMR Chapter 23 + Appendix CC (commercial)

Base Code
IECC 2021 (10th edition*)
w/ MA amendments:
9% of population

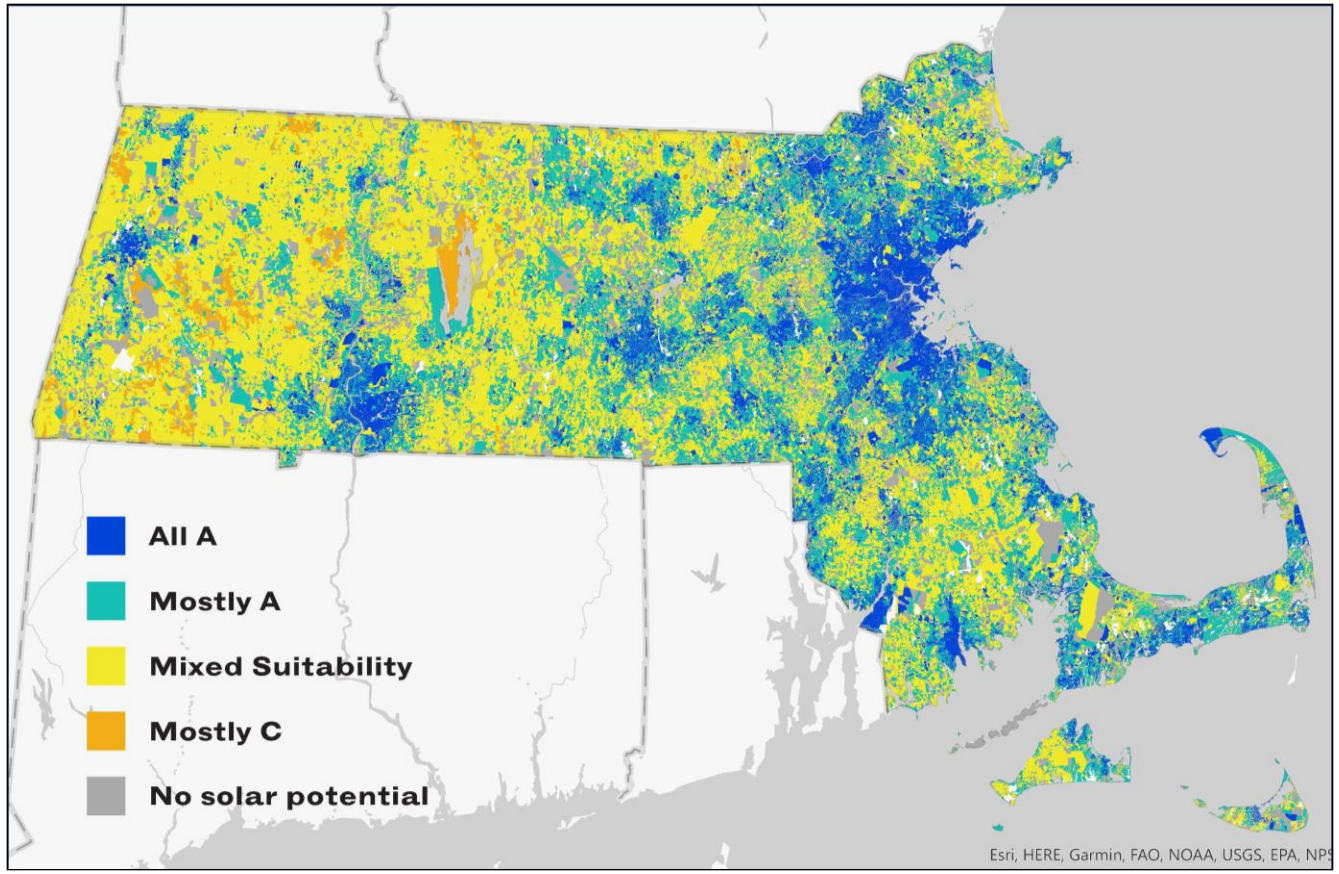
61% of population
New construction, major alterations and additions

30% population
New Construction Only
Reference Stretch Code for existing buildings



Technical Potential of Solar Study

- Study reviewed every land parcel in MA
- MA Solar Potential
  - 52 GW top-rated
  - 152 GW highly suitable
- CECP: MA needs 27-34 GW



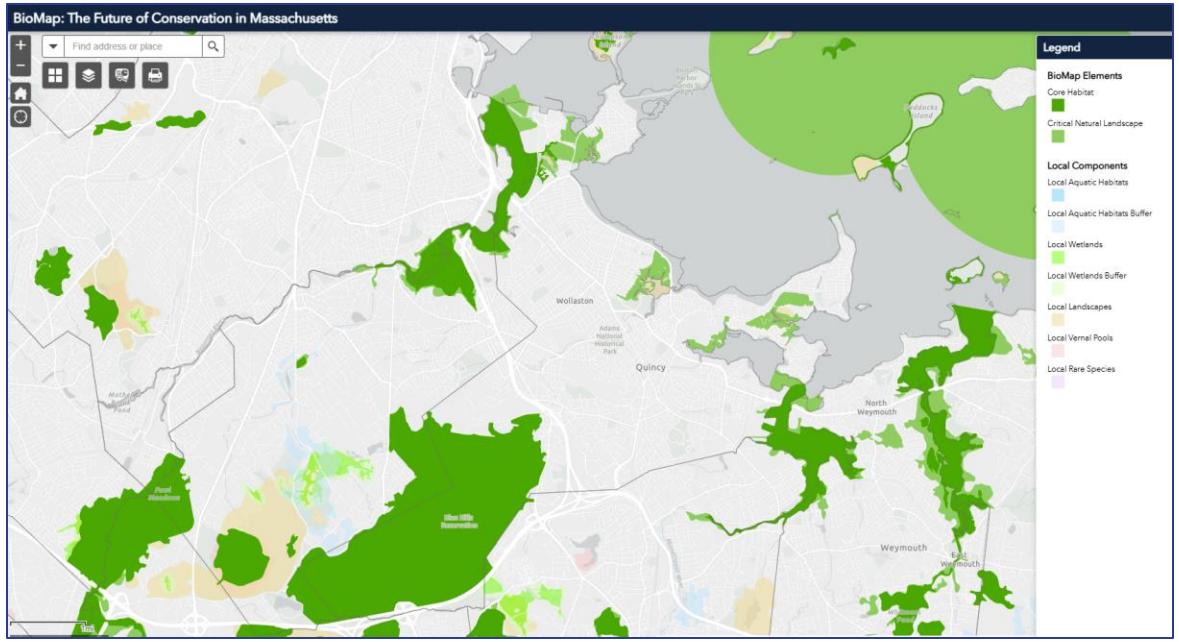
Land Use – SMART 3.0

Baseline Land-Use Threshold – Land Off-Limits for Incentives:

- BioMap Core Habitat
- Top 20% (across MA) of carbon sequestration potential
- Other applicable state & nationally protected lands including protected open space, wetland resource areas, and properties included in the State Register

Eligible ground-mounted projects <u>not</u> sited on previously developed land subject to:

- On-site visit from external **Environmental Monitor** (and related expense)
- Updated **Performance Standards**
- **In-Lieu Mitigation Fee Framework**
- Any new requirements established by the 2024 Siting & Permitting Bill

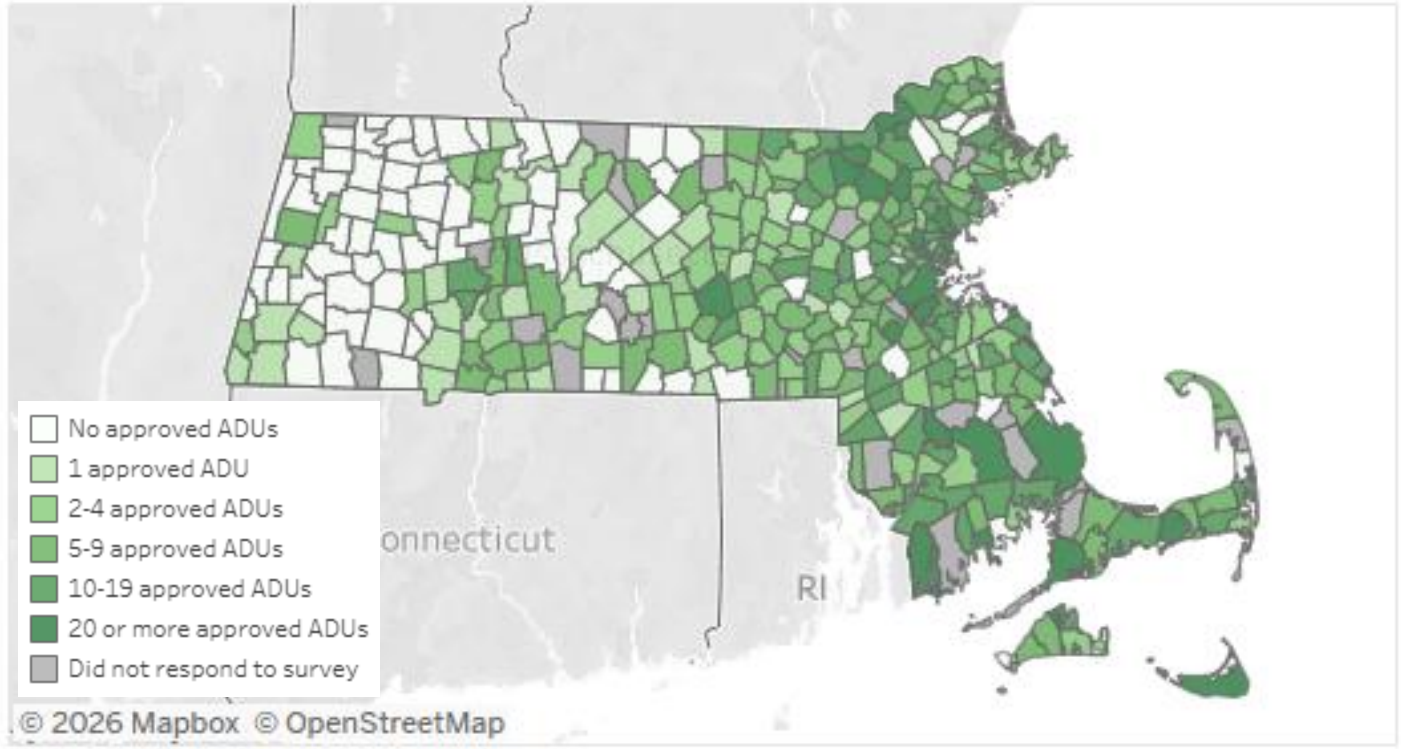


Accessory Dwelling Units

ADUs under 900 sq ft allowed by right on single family lots

Executive Office of Housing and Liveable Communities Accessory Dwelling Unit survey for 2025 and the first half of 2026:

- 2,084 approved ADUs
  - 1,045 attached/interior
  - 1,039 detached
- 2,824 applications for ADUs
  - 1,485 attached/interior
  - 1,339 detached



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Thank You!