



Local Option Transfer Fee for Affordable Housing

**An Act granting a local option real estate transfer fee to fund affordable housing
'23 - '24 Legislation: SD.1982 – filed by Senator Comerford, HD.2857 – filed by Representative Connolly**

From Greater Boston to the Cape and Islands to the Pioneer Valley, cities and towns are grappling with the adverse effects of rapidly escalating home prices on their communities' economy, workforce, quality of life, and social identity. Longtime local residents are being displaced by higher income buyers or speculators, and housing demand far outstrips supply in many communities across Massachusetts.

A local option real estate transfer fee would be an **effective, efficient and equitable** tool for raising necessary revenue for affordable housing in communities across the Commonwealth.

To learn more about the bill and the Local Option for Housing Affordability Coalition, [CLICK HERE](#)

KEYS TO THE BILL

GIVES MUNICIPALITIES A CRITICAL FUNDING TOOL FOR AFFORDABLE HOUSING

- Authorizes a transfer fee between 0.5% and 2% on real estate transactions above \$1,000,000 or the county median sale price for a single family home (if a municipality's county median sales price is below \$750,000). All funds raised by a local transfer fee would be dedicated to affordable housing production and preservation.

ALLOWS BROAD, LOCALLY DETERMINED EXEMPTIONS

- Mandates certain exemptions, including on properties sold for less than \$1,000,000 or county median sale price, and allows cities and towns to tailor additional exemptions to meet the unique needs of their community.

KEEPS DECISION-MAKING LOCAL

- Each municipality seeking to adopt a transfer fee must first engage in a local process to determine if a transfer fee is right for their municipality, and, if so, what exemptions, terms and conditions are the right fit for local prices, market conditions, and housing needs.

WIDELY USED TOOL TO GENERATE REVENUE

- Arlington, Boston, Brookline, Cambridge, Chatham, Martha's Vineyard, Nantucket, Provincetown, Somerville, and Wellfleet have all filed Home Rule Petitions (HRPs), with Northampton and others working on HRPs as well. These HRPs all closely mirror the provisions of this bill. This growing demand for local authority to respond to the housing crisis makes transfer fee enabling legislation the logical path forward. In addition, 37 states and the District of Columbia assess real estate transfer fees for a variety of uses-- this is a reliable and widely-used tool.

The growing Local Option for Housing Affordability (LOHA) Coalition includes:

- ACKNow
- Action for Equity, INC
- Allston Brighton Community Development Corporation
- Amherst Community Connections
- Amherst Municipal Affordable Housing Trust
- Andover Community Trust
- Asian Community Development Corporation
- Berkshire County Branch NAAPC
 - Berkshire County Regional Housing Authority
 - Berkshire Regional Planning Commission
 - BiodiversityWorks
 - Boston Building Trades Council
 - Boston Neighborhood Community Land Trust
 - Boston Tenants Coalition
 - Boston Worker's Circle
 - Brazilian Worker Center Inc.
 - Brookline for Everyone
 - Brookline Improvement Coalition
- Cambridge Residents Alliance
- Central Berkshire Habitat for Humanity
- Central Massachusetts Housing Alliance
- Chinese Progressive Association
- Citizen's Housing and Planning Association (CHAPA)
- City Life Vida Urbana
- Coalition to Create the Martha's Vineyard Housing Bank
- Community Action Agency of Somerville
- Community Development Partnership
- Community Teamwork
- Concord Housing Foundation
- Congregation B'nai Israel Tikkun Olam Committee
- Department of Veteran's Affairs-City of Somerville
- Dudley Street Neighborhood Initiative
- Dukes County Health Council
- Eliot Community Health Services - Homeless Services
- Equitable Arlington
- Equal Justice in Needham
- First Parish in Brookline
- Franklin County Continuing the Political Revolution
- Fresh Pond Residents Alliance
- Greater Boston Food Bank
- Green Cambridge
- Greening Greenfield
- Heading Home
- Healthy Aging Martha's Vineyard
- Health Imperatives
- Homeowners Rehab Inc. of Cambridge
- HomeStart
- Housing Corporation of Arlington
- Housing Families
- Immigrant Service Providers Group/Health
- Institute for Policy Studies
- Island Housing Trust
- Jamaica Plain Progressives
- Jewish Alliance for Law and Social Action
- Just - A -Start
- Lawrence Community Works
- LISC Boston
- Lynn United for Change
- Main South CDC
- Male Engagement Network
- Martha's Vineyard Commission
- Massachusetts Affordable Housing Alliance
- Massachusetts Association of Community Development Corporations (MACDC)
- Massachusetts Association for Community Action (MASSCAP)
- Massachusetts Association of Regional Planning Agencies
- Massachusetts Communities Action Network
- Massachusetts Coalition for the Homeless
- Massachusetts Coalition to Prevent Gun Violence
- Mass General Brigham
- Massachusetts Law Reform Institute
- Massachusetts Public Health Association
- Massachusetts Senior Action Cambridge/Somerville Chapter

- Massachusetts Alliance of HUD Tenants
- Mayor Katjana Ballantyne/City of Somerville
- Mayor Tom Bernard/City of North Adams
- Metropolitan Area Planning Council
- Metro West Collaborative Development
- Merrimack Valley Food Bank
- Nantucket Civic League
- Natick Affordable Housing Trust
- North Shore Community Development Coalition
- Our Revolution Medford
- Our Revolution Somerville
- PACE Inc.
- Planned Parenthood Advocacy Fund
- Preservation of Affordable Housing, Inc. (POAH)
- Progressive Massachusetts
- Real Estate Cafe
- Right to the City Boston
- Rural Development Inc.
- Safe Medford
- Somerville Community Corporation
- Somerville Community Land Trust
- Somerville Homeless Coalition
- Somerville Stands Together
- Somerville YIMBY
- South Shore DSA
- Springfield No One Leaves
- Stow Municipal Affordable Housing Trust
- The Food Bank of Western Massachusetts
- The Linden Letter
- The Welcome Project
- Those Who Can, For Those In Need (Winthrop)
- Valley CDC
- Village and Wilderness Project
- Western Mass. Network to End Homelessness
- Worcester Community Action Council
- Worcester Common Ground, Inc
- Worcester HEART Partnership
- YWCA Cambridge

For more information on these bills, to add your organization to this list, or to get more involved in advocacy efforts, please [click here](#) or reach out to Matt Walsh (mwalsh@mapc.org) and Mark Martinez (mmartinez@mlri.org)