

SENATE No.

The Commonwealth of Massachusetts

PRESENTED BY:

Adam Gomez

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 establishing a zero carbon renovation fund.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	
Adam Gomez	Hampden	
Michael O. Moore	Second Worcester	1/31/2023
Jack Patrick Lewis	7th Middlesex	1/31/2023
Vanna Howard	17th Middlesex	1/31/2023
Thomas M. Stanley	9th Middlesex	2/9/2023
Mike Connolly	26th Middlesex	2/9/2023
Sal N. DiDomenico	Middlesex and Suffolk	2/9/2023
Lydia Edwards	Third Suffolk	2/9/2023
Rebecca L. Rausch	Norfolk, Worcester and Middlesex	2/9/2023
Jason M. Lewis	Fifth Middlesex	2/9/2023
Patrick M. O'Connor	First Plymouth and Norfolk	2/9/2023
Joanne M. Comerford	Hampshire, Franklin and Worcester	2/9/2023
Liz Miranda	Second Suffolk	2/13/2023
James B. Eldridge	Middlesex and Worcester	2/21/2023
Bruce E. Tarr	First Essex and Middlesex	2/21/2023
Danillo A. Sena	37th Middlesex	2/23/2023
Patricia D. Jehlen	Second Middlesex	3/2/2023
Paul R. Feeney	Bristol and Norfolk	3/6/2023

Paul W. Mark

*Berkshire, Hampden, Franklin and
Hampshire*

3/6/2023

SENATE No.

[Pin Slip]

The Commonwealth of Massachusetts

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

An Act establishing a zero carbon renovation fund.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 Chapter 23J of the General Laws is hereby amended by inserting the following section:

2 Section XXXX. There shall be established and set up on the books of the commonwealth
3 a fund to be known as the Zero Carbon Renovation Fund that shall be administered by the
4 Massachusetts Clean Energy Technology Center in consultation with the Department of Energy
5 Resources, who shall expend the funds for costs associated with the renovation of existing
6 buildings including affordable housing, public housing, homes rented or owned by low and
7 moderate income households, municipal buildings, including, but not limited to, public schools,
8 and small businesses with Massachusetts State Supplier Diversity Office Certifications to
9 conduct "Zero Carbon Renovations" so that these buildings shall, to the maximum extent
10 practicable: (i) be highly energy efficient: (ii) use all-electric heating, hot water, and cooking
11 technologies; (iii) include on-site renewable energy generating sources; and (iv) be renovated
12 with low-embodied carbon materials. Funds may also be expended as necessary for costs
13 associated with the remediation of existing building conditions which must be addressed before a

14 Zero Carbon Renovation can be completed. Such remediations may include but not be limited to
15 mitigation of mold, asbestos, insect and animal infestation, lead paint, electric system upgrades
16 to meet current code or facilitate building electrification, accessibility upgrades required for
17 compliance with the Americans with Disabilities Act, and remediation of any structural issues
18 related to accommodating the Zero Carbon Renovation. Said fund shall be available to buildings
19 throughout the commonwealth, while prioritizing affordable housing and low-to-moderate
20 income homes, public schools, and other buildings located in: (i) environmental justice
21 communities, as defined in section 62 of chapter 30, (ii) gateway cities, and (iii) communities
22 disproportionately impacted by COVID 19, provided that said funds shall be expended in a
23 manner that provides for geographic equity, and prioritizes interventions in a representative
24 sample of building typologies present in the commonwealth. There shall be credited to the fund
25 all amounts that are transferred, or authorized to be transferred thereto, or directed to be
26 deposited therein, and all amounts received as gifts, grants, or contributions for the purposes of
27 the fund. Any money remaining in the fund at the close of a fiscal year shall not revert to the
28 General Fund, but shall remain available for expenditure in subsequent fiscal years.

29 XXXX-XXXX For a reserve, as established in Section XX of Chapter 23J of the General
30 Laws, to support the renovation of existing buildings including affordable housing, public
31 housing, homes of low- and moderate-income households, and municipal buildings, including,
32 but not limited to, public schools, and small businesses with Massachusetts State Supplier
33 Diversity Office Certifications, provided, that funds in this item shall be administered by the
34 Massachusetts Clean Energy Technology Center for Zero Carbon Renovations; provided further
35 that not less than \$300,000,000 shall be transferred to the Zero Carbon Renovation Fund
36\$300,000,000