

1481 (b) The fund shall be administered by the office of fair housing established in section 31  
1482 of chapter 23B and funds shall be expended for the purpose of eliminating housing  
1483 discrimination. Activities eligible for assistance from the fund shall include, but shall not be  
1484 limited to: (i) private enforcement initiatives; (ii) education and outreach initiatives; (iii) fair  
1485 housing testing; (iv) lending discrimination; (v) affirmatively furthering fair housing; and (vi)  
1486 special projects.

1487 (c) Grantees eligible for assistance shall include, but shall not be limited to, fair housing  
1488 assistance programs and fair housing initiative programs, as defined by the United States  
1489 Department of Housing and Urban Development, any private, non-profit agency or any state-  
1490 funded public housing authority.

1491 SECTION 7. Section 1A of chapter 40A of the General Laws, as appearing in the 2022  
1492 Official Edition, is hereby amended by striking out the definition “Accessory dwelling unit” and  
1493 inserting in place thereof the following definition:-

1494 “Accessory dwelling unit”, a self-contained housing unit, inclusive of sleeping, cooking  
1495 and sanitary facilities on the same lot as a principal dwelling, subject to otherwise applicable  
1496 dimensional and parking requirements, that: (i) maintains a separate entrance, either directly  
1497 from the outside or through an entry hall or corridor shared with the principal dwelling sufficient  
1498 to meet the requirements of the state building code for safe egress; (ii) is not larger in gross floor  
1499 area than 1/2 the gross floor area of the principal dwelling or 900 square feet, whichever is  
1500 smaller; and (iii) is subject to such additional restrictions as may be imposed by a municipality,  
1501 including, but not limited to, additional size restrictions and restrictions or prohibitions on short-  
1502 term rental, as defined in section 1 of chapter 64G; provided, however, that no municipality shall

1503 unreasonably restrict the creation or rental of an accessory dwelling unit that is not a short-term  
1504 rental.

1505 SECTION 8. Section 3 of said chapter 40A, as so appearing, is hereby amended by  
1506 adding the following paragraph:-

1507 No zoning ordinance or by-law shall prohibit, unreasonably restrict or require a special  
1508 permit or other discretionary zoning approval for the use of land or structures for a single  
1509 accessory dwelling unit, or the rental thereof, in a single-family residential zoning district;  
1510 provided, that the use of land or structures for such accessory dwelling unit under this paragraph  
1511 may be subject to reasonable regulations, including, but not limited to, 310 CMR 15.000 et seq.,  
1512 if applicable, site plan review, regulations concerning dimensional setbacks and the bulk and  
1513 height of structures and may be subject to restrictions and prohibitions on short-term rental, as  
1514 defined in section 1 of chapter 64G. The use of land or structures for an accessory dwelling unit  
1515 under this paragraph shall not require owner occupancy of either the accessory dwelling unit or  
1516 the principal dwelling; provided, that not more than 1 additional parking space shall be required  
1517 for an accessory dwelling unit; and provided further, that no additional parking space shall be  
1518 required for an accessory dwelling located not more than 0.5 miles from a commuter rail station,  
1519 subway station, ferry terminal or bus station. For more than 1 accessory dwelling unit, or rental  
1520 thereof, in a single-family residential zoning district there shall be a special permit for the use of  
1521 land or structures for an accessory dwelling unit. The executive office of housing and livable  
1522 communities may issue guidelines or promulgate regulations to administer this paragraph.

1523 SECTION 9. Section 3A of said chapter 40A is hereby amended by striking out the  
1524 words “section 27”, as appearing in section 152 of chapter 7 of the acts of 2023, and inserting in  
1525 place thereof the following words:- section 27½.