

SENATE No. 1599

By Mr. McKinnon, a petition (accompanied by bill, Senate, No. 1599) of Allan R. McKinnon and Richard H. Demers for legislation to amend the law creating urban redevelopment corporations to stimulate the rehabilitation of existing buildings in blighted areas. Urban Affairs.

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Seventy-nine.

AN ACT AMENDING THE LAW CREATING URBAN REDEVELOPMENT CORPORATIONS TO STIMULATE THE REHABILITATION OF EXISTING BUILDINGS IN BLIGHTED AREAS.

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

1 SECTION 1. Section 1 of chapter 121A of the General Laws,
2 as most recently amended by section 10 of chapter 761 of the
3 acts of 1968, is hereby further amended by inserting after the
4 third paragraph, the following new paragraph:

5 "Designated Rehabilitation Area," any area which has been
6 designed by vote of the city council, or town meeting, as the
7 case may be, to be one in which due to the character or
8 significance or both, of the existing buildings, such buildings
9 should be preserved and rehabilitated or renovated.

1 SECTION 2. Section 6A of chapter 121A of the General Laws,
2 as most recently amended by section 4 of chapter 827 of the
3 acts of 1975, is hereby further amended by striking out the
4 third sentence, and inserting in place thereof the following
5 new sentence:

6 Nothing in section ten, except the provisions contained
7 within paragraph four of said section, shall prevent such con-
8 tract from further providing for such corporation to pay to
9 the city or town with respect to one or more years such
10 specific or ascertainable amount in addition to the excise pre-
11 scribed by section ten as may have been stated in the appli-
12 cation.

1 SECTION 3. Section 10 of chapter 121A of the General Laws,
2 as most recently amended by section 7 of chapter 827 of the
3 acts of 1975, is hereby further amended by inserting after the
4 third paragraph the following new fourth paragraph:

5 Notwithstanding the foregoing provisions of this section,
6 for any such corporation owning a project consisting of real
7 or personal property located in a designated rehabilitation
8 area as defined in section one, which is used or to be used
9 primarily for commercial or industrial purposes, or for resi-
10 dential purposes if such residential purposes are in combina-
11 tion with, and not a major portion of, a commercial or indus-
12 trial project, the excise and sums respectively prescribed by
13 this section and section fifteen, plus any payments to be made
14 under a contract entered into by such corporation pursuant
15 to section six A and/or section fourteen, shall not exceed in
16 any year during the fifteen years after acquisition by such
17 corporation of its real or personal property located in such
18 designated rehabilitation area an amount equal to the real
19 estate property taxes assessed on such property for the full
20 fiscal year next preceding the acquisition of such property by
21 such corporation, reduced by all abatements granted, if any,
22 and increased in each fiscal year thereafter by a percentage
23 equal to the percentage increase in the consumer price index
24 in such fiscal year for the Boston standard metropolitan
25 statistical areas determined by the U.S. Bureau of Labor
26 Statistics.