



Building Homes Faster

Draft MEPA Regulations Fact Sheet



Governor Healey's draft regulations will move qualifying housing projects through the Massachusetts Environmental Policy Act Office (MEPA) faster. This nation-leading plan will **streamline the review for qualifying housing projects**, getting the **housing we need built faster**, while ensuring these projects meet important standards.

KEY FEATURES OF THE NEW REGULATIONS

TIME SAVINGS: Environmental review time is proposed to be cut down **from a year to 30 DAYS**.

STREAMLINED REVIEW PROCESS: Many housing projects currently requiring an Environmental Impact Report (EIR) can now complete the MEPA process with only an Environmental Notification Form (ENF) review. Single-family homes proposing one unit will be exempt, if the only trigger for MEPA review is a wetlands appeal.

ECOLOGICAL RESTORATION: Simplified ENF-only procedure for ecological restoration projects that do not qualify for existing streamlining and need an EIR only because of the project's location.

HOW IT WORKS



QUALIFYING HOUSING CRITERIA



- 1 HOUSING-CENTERED**
67% or more of the project must be residential in nature
- 2 LAND EFFICIENT**
Use of undeveloped land limited to under 5 acres or under 10 acres with a tree preservation plan; avoid sensitive areas based on carbon, agricultural and habitat value
- 3 DENSE**
Over 8 units for single-family, over 12-units for 2-3 family, and over 15 units for 3+ family residences
- 4 FLOOD & EROSION**
Construction outside of flood-prone areas and adherence to resilient design
- 5 ENERGY EFFICIENCY**
Compliance with strong energy efficiency standards set out in the stretch code
- 6 UTILITY ACCESS**
Sufficient water supply, wastewater capacity, and energy infrastructure available
- 7 TRANSIT-ORIENTED**
Encouragement for locations near transit, with limits on new traffic generation