SMART 3.0 Mitigation Fee Instructions

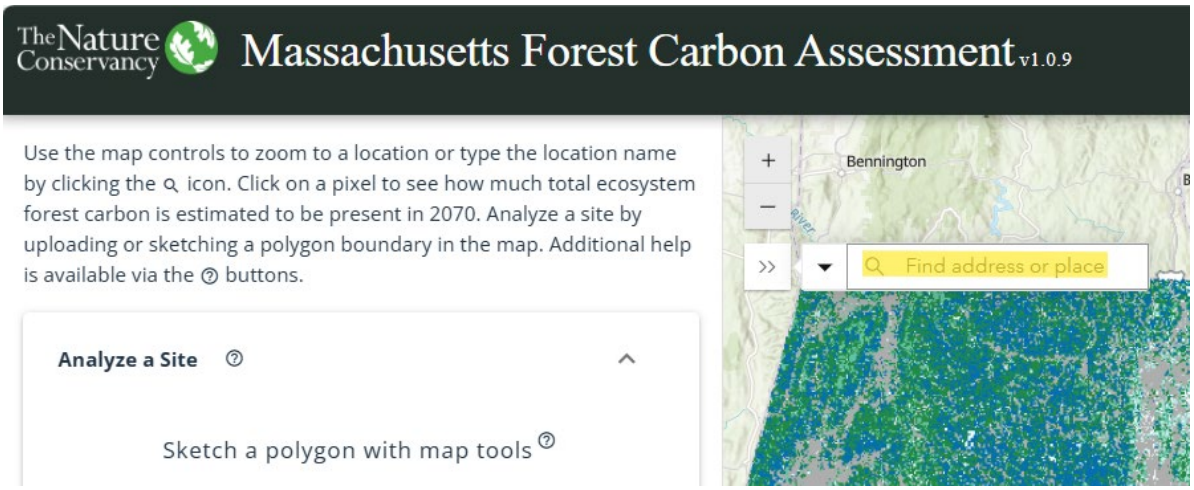
Pursuant to 225 CMR 28.09, any ground-mounted STGU with a capacity greater than 250 kW that is not located on Previously Developed land and does not qualify for a Locational Compensation Rate Adder shall be subject to a Mitigation Fee. The Department will use the following formula for calculating an STGU's Mitigation Fee, and the formula may be updated periodically to reflect current development conditions and policy goals.

Total Fee = (Max per acre fee * (Carbon storage*3 + Ecological integrity*3 + Agricultural potential*2 + Critical landscape*2 + Geographical distribution/40) * Acres of Project Footprint

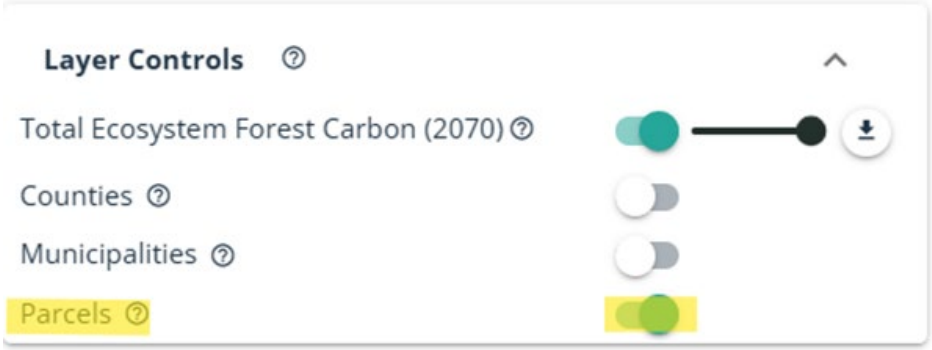
The maximum per acre fee will be $50,000. The Department may adjust the maximum fee in the future depending on program outcomes and policy goals. The total acreage of each Project Footprint will be verified by the Environmental Monitor.

Carbon Storage Instructions

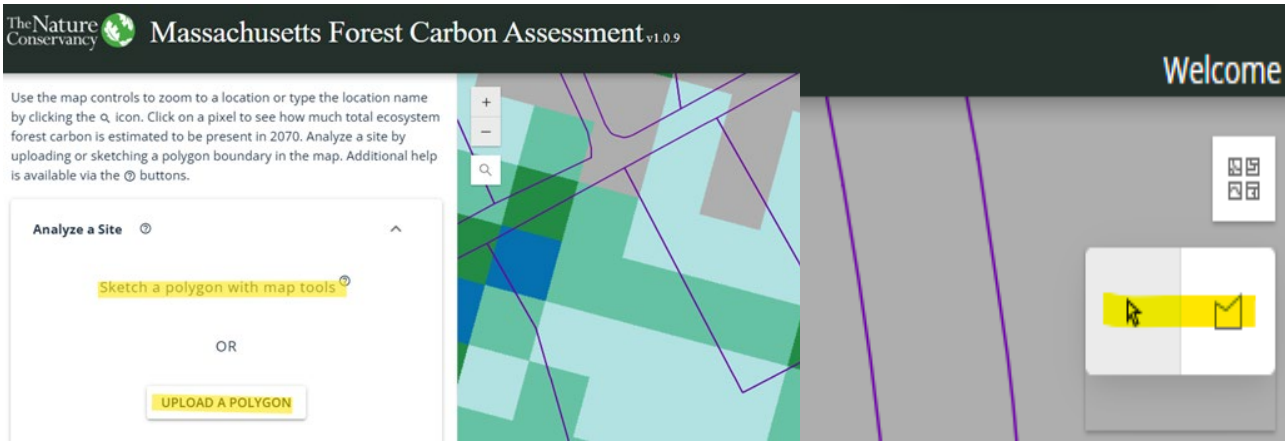
1. Go to Massachusetts Forest Carbon
2. Type in address of STGU



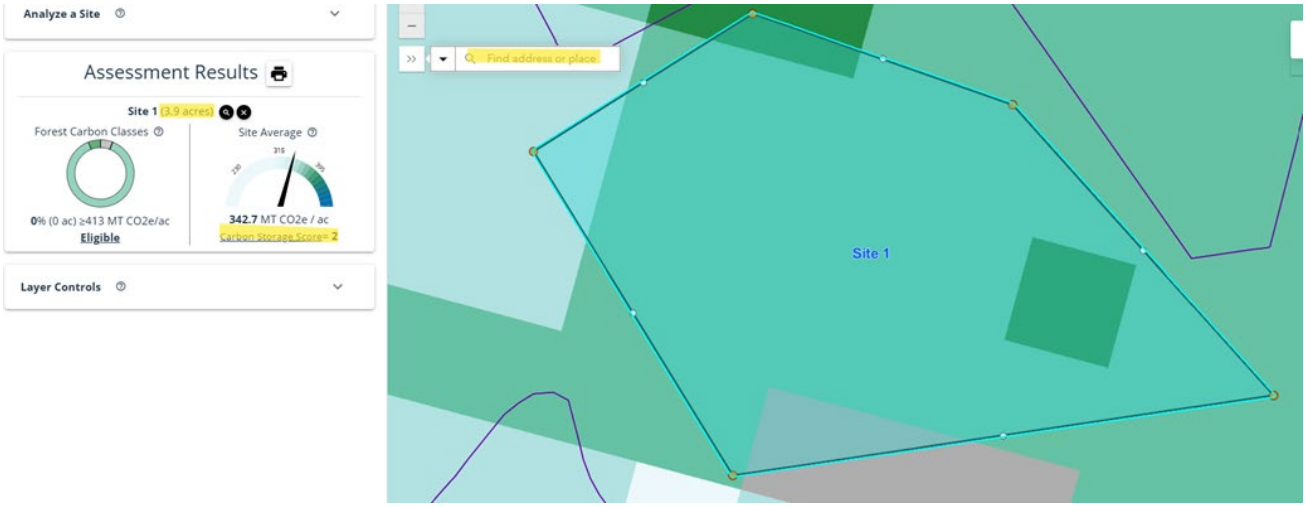
3. Turn on Parcels in the Layer Control section



4. Select Upload a Polygon or click the sketching tool in the upper right corner to draw your outline of the STGU footprint.



5. Draw or place your uploaded polygon footprint in the correct area, once complete the acreage and resulting score will be shown on the left. Take a snip of the project footprint with the address and the Assessment Results on the left and paste it to a Word document.



6. The Carbon Storage score is derived from placing the Project Footprint's average forest carbon into one of the following categories:

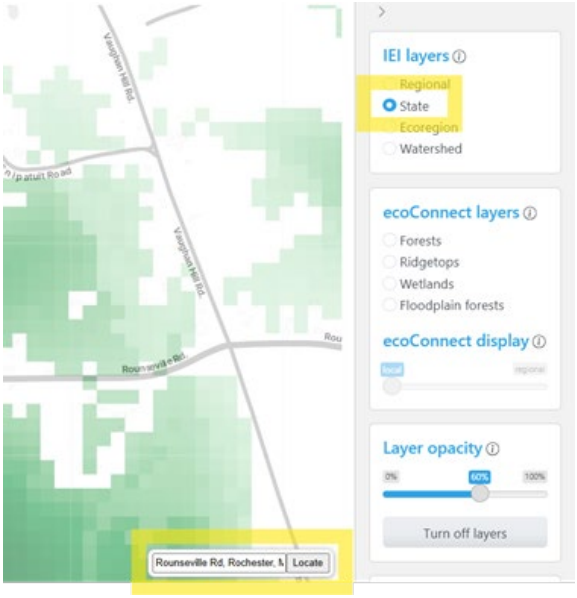
4 *(most impactful)*	3	2	1 *(least impactful)*
374 - <413 mt CO2e/ac	349 - <374 mt CO2e/ac	323 - <349 mt CO2e/ac	0 - <323 mt CO2e/ac

Note, the ranges in the categories above are meant to capture average carbon storage scores that include decimals. As a result, the ranges differ slightly from the map legend which refers to the carbon storage scores of individual pixels, measured in whole integers.

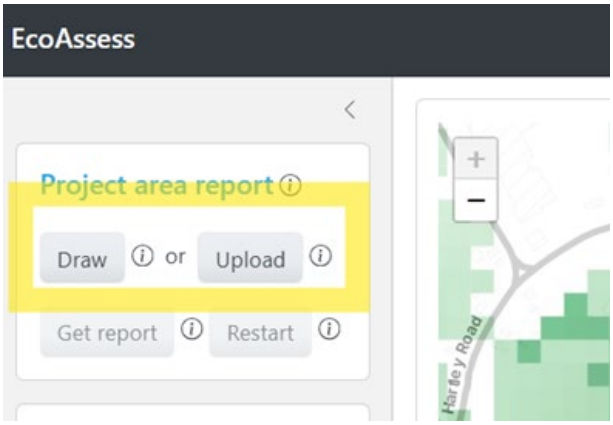
7. An STGU will be ineligible for the SMART 3.0 program if more than 10% of its Project Footprint overlaps with areas ≥112.63 mt C/ac (expressed as 413 mt CO2e/ac).

Ecological Integrity Instructions

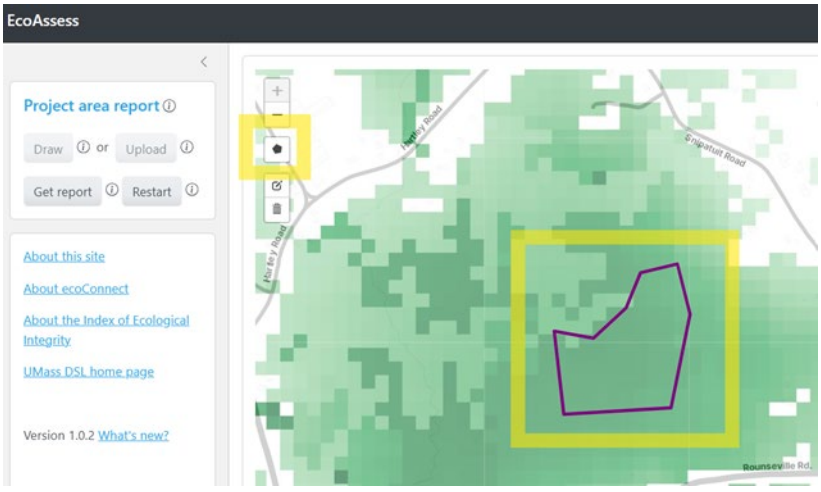
1. Go to the UMass EcoAssess Mapping Tool found here: https://umassdsl.shinyapps.io/EcoAssess/
2. Select the IEI layer State and enter the STGU address:



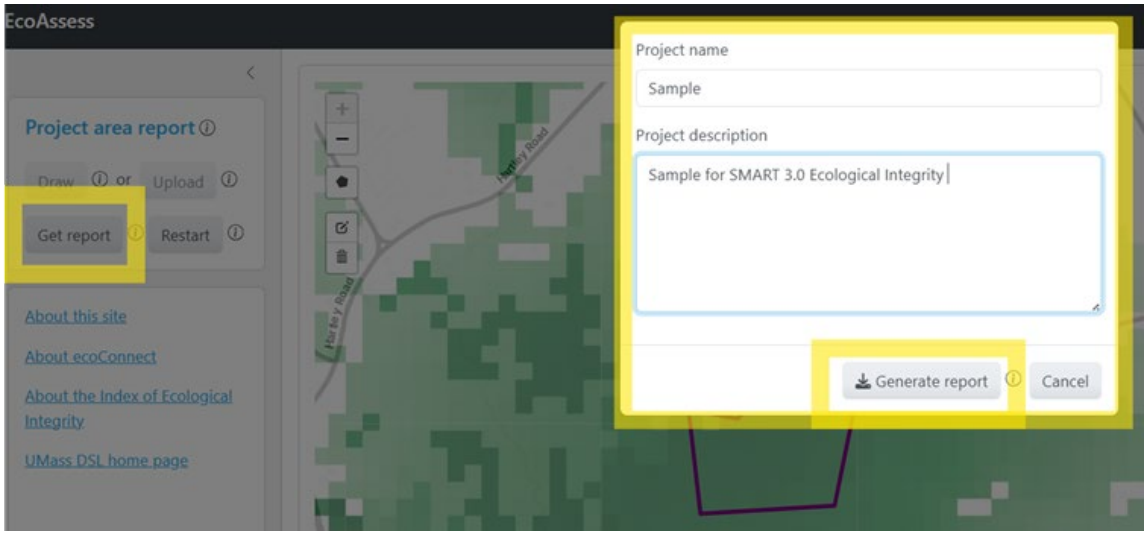
3. Select Draw or Upload under the Project Area report:



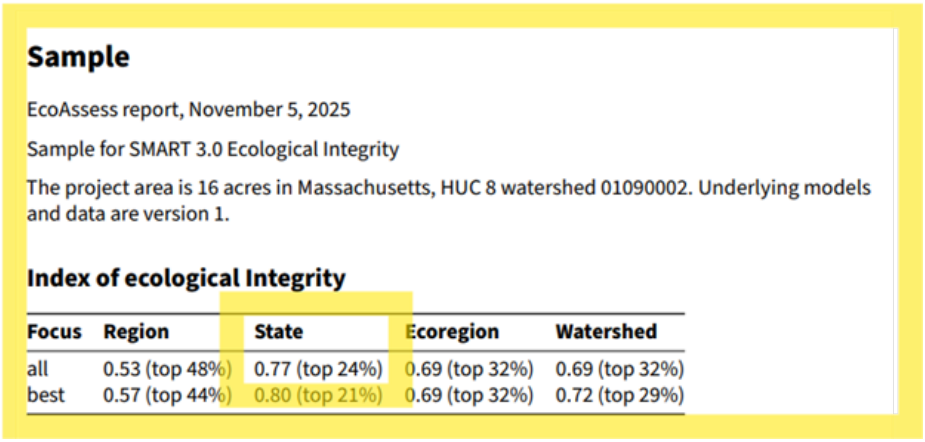
4. Upload the polygon or select Draw Polygon, then place the polygon or draw the polygon in the correct location. Take a snip of the footprint polygon page.



5. Select Get Report, enter project name and brief description, then Generate Report:



6. Open the report from your download folder and take a snip of the complete upper section:



Sample

EcoAssess report, November 5, 2025

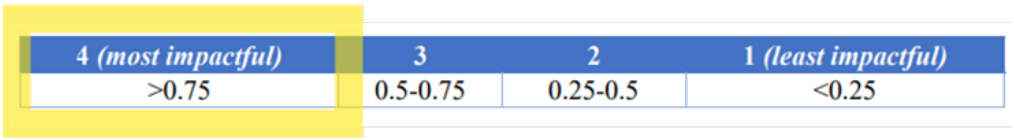
Sample for SMART 3.0 Ecological Integrity

The project area is 16 acres in Massachusetts, HUC 8 watershed 01090002. Underlying models and data are version 1.

Index of ecological Integrity

Focus	Region	State	Ecoregion	Watershed
all	0.53 (top 48%)	0.77 (top 24%)	0.69 (top 32%)	0.69 (top 32%)
best	0.57 (top 44%)	0.80 (top 21%)	0.69 (top 32%)	0.72 (top 29%)

7. The Index of ecological integrity section of this project's report shows that the Project Footprint has a State Ecological Integrity score of 0.35. The State Ecological Integrity score will place the STGU into one of the following scoring categories, this example would result in a score of 4 (most impactful).



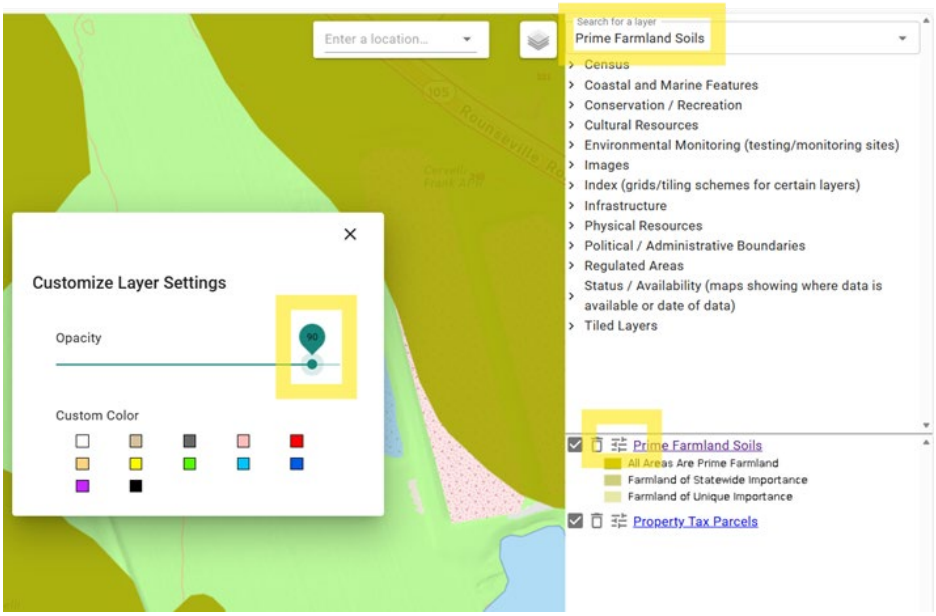
4 (most impactful)	3	2	*1 (least impactful)*
>0.75	0.5-0.75	0.25-0.5	<0.25

8. Paste the snip of the footprint polygon page and the snip of report results into a Word doc and upload in the application.

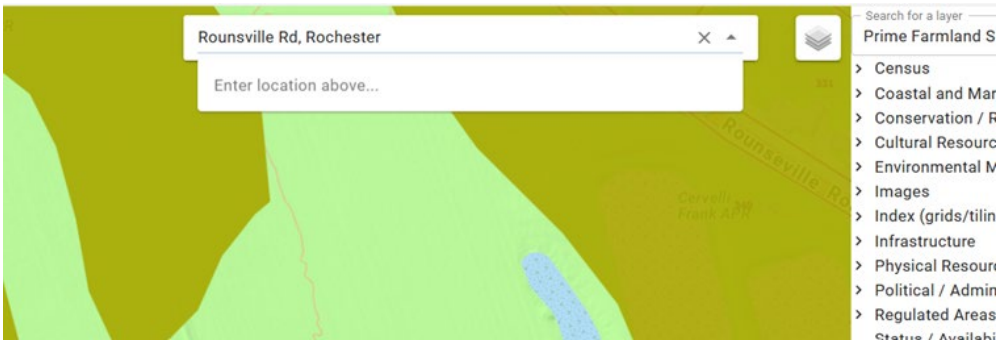
Agricultural Potential Instructions

1. Go to the MassMapper site found here: https://maps.massgis.digital.mass.gov/MassMapper/MassMapper.html

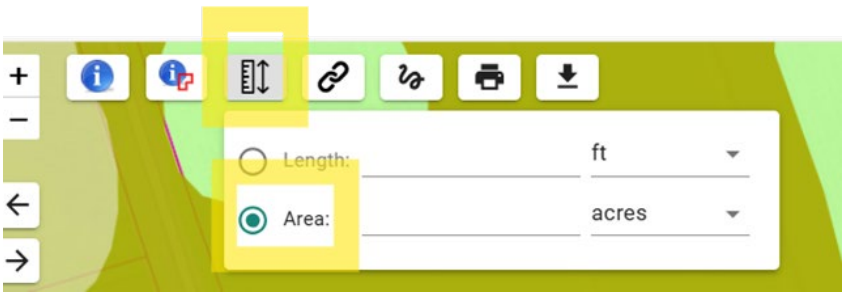
2. Search for layer Prime Farmland Soils, then set the Opacity setting to 90%:



3. Type in the address of the STGU:

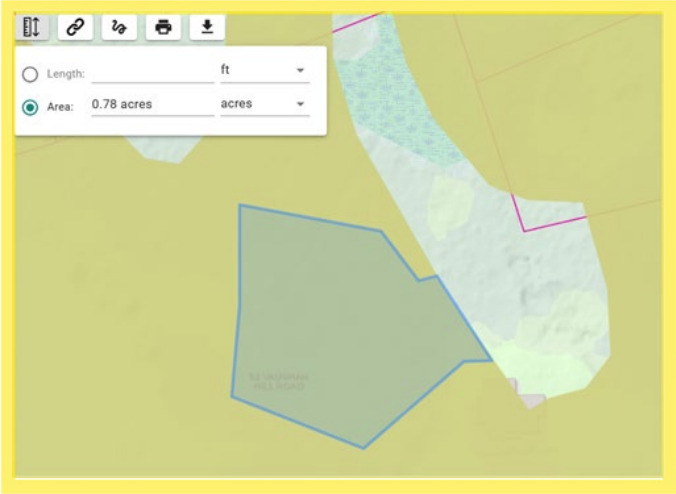


4. Click on the Draw Polygon button, then the Ruler and then select Area:



5. Draw your STGU footprint polygon and take a snip of the page showing the polygon and resulting area:

6. Click on the Ruler and then select Area and draw only the sections of the STGU that overlap with Farmland of Statewide or Unique Importance, take a snip that includes the Area window. This sample would require 2 snips since it overlaps in 2 separate areas.



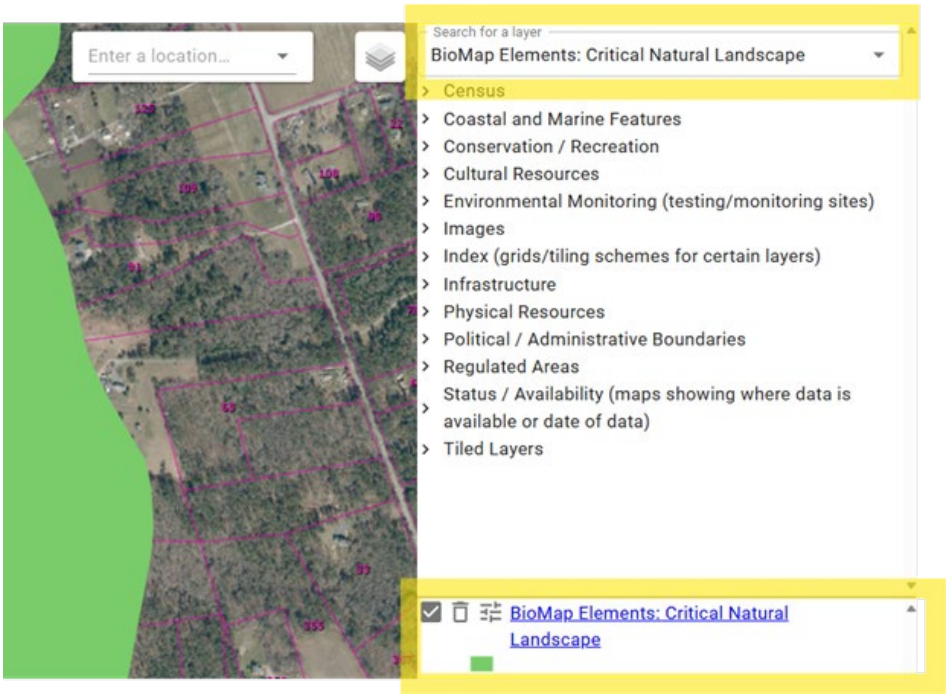
7. The total area of the entire footprint is 1.27 acres and the sum of the areas that overlap with Farmland of Statewide or Unique Importance is .78 acres + .07 acres = .85 acres. This results in a score of 3 per the cart below: 85 / 1.27 = 66.9%

4 *(most impactful)*	3	2	1 *(least impactful)*
Overlap with Prime Farmland and/or Land in Agricultural Use	>25% overlap with Farmland of Statewide or Unique Importance	<25% overlap with Farmland of Statewide or Unique Importance	No farmland overlap

8. Paste all snips onto a Word document and upload them in the application.

Critical Landscape Instructions

1. Search for layer BioMap Elements: Critical Natural Landscape



2. Repeat steps as performed for the Agricultural Potential determination using the new layer of BioMap Elements: Critical Natural Landscape.
3. The total area overlap Critical Natural Landscape will place the STGU into one of the following scoring categories:

4 *(most impactful)*	3	2	1 *(least impactful)*
>75% overlap with Critical Natural Landscape	50-75% overlap with Critical Natural Landscape	25-50% overlap with Critical Natural Landscape	<25% overlap with Critical Natural Landscape