



**Commonwealth of Massachusetts**  
**Executive Office of**  
**Housing and Livable Communities**

# **Seasonal Communities Advisory Council**

*Overview & Listening Session*

June 27, 2025



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## **Seasonal Communities Overview**

- What is the Seasonal Communities law?
- How does a city/town become a Seasonal Community
- What can a Seasonal Community do?
- What is the Seasonal Communities Advisory Council's role?

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# Seasonal Communities Overview



# What is the Seasonal Communities Law?

The Seasonal Communities designation was created as part of the Affordable Homes Act, signed into law by Governor Maura Healey on Aug. 6, 2024. The historic legislation authorizes \$5.16 billion in spending over the next five years along with nearly 50 policy initiatives to counter rising housing costs caused by high demand and limited supply. **The Seasonal Communities designation is designed to recognize Massachusetts communities that experience substantial variation in seasonal employment and to create distinctive tools to address their unique housing needs. The law also established a Seasonal Communities Advisory Council.**

## Sources:

[Section 32 of Chapter 150 of the Acts of 2024 \(HTML\)](#)

[Section 32 of Chapter 150 of the Acts of 2024 \(PDF\)](#)



# How Does a City/Town Become a Seasonal Community? (I/II)

In order to receive a Seasonal Communities designation, a community must meet the criteria outlined in the law:

The AHA lists several communities that will receive the Seasonal Communities designation automatically\*, including:

- All municipalities in the counties of Dukes and Nantucket;
- All municipalities with over 35% seasonal housing units in Barnstable county; and
- All municipalities with more than 40% seasonal housing units in Berkshire county.

*\*The list of communities that have been designated automatically as Seasonal Communities is included on the next slide (slide 5)*

The law also lists criteria for EOHLC to consider to designate additional Seasonal Communities; these criteria include:

- High rates of short-term rentals in relation to the overall housing inventory;
- Significant population increases in seasonal visitors;
- Excessive disparities between the area median income and the income required to purchase the municipality's median home price;
- Percentage of housing stock that is used for seasonal, occasional or recreational use or is otherwise not used as a primary residence by the property's owner; and
- High variations in the average monthly variation of employment in the sector over the full year, in relation to the municipality's minimum employment threshold.

**EOHLC is working with the Seasonal Communities Advisory Council to develop regulations on the designation of additional communities as Seasonal Communities.**





# How Does a Community Become a Seasonal Community? (II/II)

## List of communities that have been automatically designated as Seasonal Communities:

Municipality	County	% of units in seasonal, rec., or occasional use
Brewster	Barnstable County	41.4%
<b>Chatham</b>	<b>Barnstable County</b>	<b>54.5%</b>
Dennis	Barnstable County	51.9%
<b>Eastham</b>	<b>Barnstable County</b>	<b>57.1%</b>
Harwich	Barnstable County	38.8%
<b>Orleans</b>	<b>Barnstable County</b>	<b>47.0%</b>
<b>Provincetown</b>	<b>Barnstable County</b>	<b>55.7%</b>
<b>Truro</b>	<b>Barnstable County</b>	<b>71.3%</b>
<b>Wellfleet</b>	<b>Barnstable County</b>	<b>57.9%</b>
Alford	Berkshire County	42.5%
Becket	Berkshire County	46.4%
Hancock	Berkshire County	58.0%
Monterey	Berkshire County	53.2%

Municipality	County	% of units in seasonal, rec., or occasional use
Mount Washington	Berkshire County	49.1%
Otis	Berkshire County	56.0%
Stockbridge	Berkshire County	43.6%
Tyringham	Berkshire County	40.5%
<b>Chilmark</b>	<b>Dukes County</b>	<b>65.5%</b>
<b>Edgartown</b>	<b>Dukes County</b>	<b>69.2%</b>
<b>Aquinnah</b>	<b>Dukes County</b>	<b>47.2%</b>
<b>Gosnold</b>	<b>Dukes County</b>	<b>85.9%</b>
<b>Oak Bluffs</b>	<b>Dukes County</b>	<b>56.3%</b>
<b>Tisbury</b>	<b>Dukes County</b>	<b>48.5%</b>
<b>West Tisbury</b>	<b>Dukes County</b>	<b>56.4%</b>
<b>Nantucket</b>	<b>Nantucket County</b>	<b>59.9%</b>

**\*Bolded font indicates communities which have voted to accept the Seasonal Communities designation as of spring 2025**



# What Can a Seasonal Community Do?

**Based on the language of the Affordable Homes act, some Seasonal Communities may use:**

- Acquire year-round housing occupancy restrictions
- Develop housing with a preference for municipal workers, so that our public safety personnel, teachers and DPW and town hall workers have a place to live
- Establish a Year-Round Housing Trust Fund to create and preserve affordable and attainable housing for year-round residents
- Create year-round housing for artists
- Allow seasonal communities to develop a comprehensive housing needs assessment
- Allow tiny homes to be permitted and used as year-round housing
- Increase the property tax exemption for homes that are the owners' primary residence

**According to the statute, Seasonal Communities are required to:**

- Allow undersized lots to be used for creating attainable, year round housing
- Allow tiny homes to be permitted and used as year-round housing

**EOHLC is working with the Advisory Council on regulations to structure these abilities so that Seasonal Communities can begin putting them to use.**



# What is the Seasonal Community Advisory Council's Role?

**The Seasonal Communities Advisory Council is tasked with providing advice and recommendations to EOHLC regarding policies or programs necessary to serve the distinct needs of seasonal communities.** The Advisory Council consists of representatives from communities on the Cape, the Islands, and the Berkshires.

**Specifically, the Council will support, review, and advise EOHLC on:**

- Future proposed Seasonal Communities designations
- Regulations and guideline development
- An annual report with recommendations for Seasonal Communities





# Regulatory Process Overview



# Regulation Development Timeline

## **MARCH – MAY (COMPLETED)**

- **Advisory Council Working Groups met, developed recommendations**

## **MAY – JULY (IN PROGRESS)**

- **EOHLC holds virtual listening sessions for current and prospective Seasonal Communities residents**
- **EOHLC drafts regulations shaped by working groups recommendations, listening session feedback**

## **JULY – AUGUST**

- **Target for publicizing draft regulations, opening public comment period**
- **Target comment period on draft regulations ends, EOHLC revises recommendations based on comments**

## **SEPTEMBER - OCTOBER**

- **Target for final regulations to be filed and publicized**



# Advisory Council Regulatory Working Groups

## Metrics & Further Designation

### **Members:**

James Anthony, John Lewis, Michael Mecnas, Paul Niedzwiecki, Rep. Kip Diggs, Sen. Julian Cyr, Meg Ribera (Legislative Director, General Counsel; Sen. Cyr)\*, Tom Matuszko, Cameron Volastro, Chloe Schaefer (Cape Cod Commission, Chief Planner)\*, Laura Shufelt (Mass. Housing Partnership, Senior Advisory & Real Estate Development Officer)\*\*

### **Topics:**

- 1) Definitions & Data Analysis,
- 2) Designation Process,
- 3) Reversal, Revocation & Other Factors

## Tools & Requirements

### **Members:**

Arielle Faria, Jonathan Butler, Marian Rose, Alisa Magnotta, Rob Brennan (Housing Assistance Corporation, Chief Legal Officer)\*, Cameron Volastro, Megan Trudel, Rep. Kip Diggs, Rep. Hadley Luddy, Laura Silber

### **Topics:**

- 1) Definitions & Scope,
- 2) Adoption & Implementation Timeline,
- 3) Waiving Requirements

## Year-Round Housing

### **Members:**

Kevin Galligan, Sandra Milano, Paul Mark, Peter Lombardi, Rep. Hadley Luddy, Tom Matuszko, Kristy Senatori, Sen. Julian Cyr, Meg Ribera (Legislative Director, General Counsel; Sen. Cyr)\*, Laura Silber, Lauren Barker (Cape Cod Chamber, VP of Strategy & Government Relations)\*, Laura Shufelt (Mass. Housing Partnership, Senior Advisory & Real Estate Development Officer) \*\*

### **Topics:**

- 1) Definitions,
- 2) Year-Round Housing Trusts
- 3) Occupancy Restrictions

\* indicates Advisory Council member staff, \*\* indicates Quasi-public partner staff



# Listening Session



# Listening Session Table Setting

**While regulations are being drafted, EOHLC cannot provide answers on the final form regulations will take.**

**These listening sessions allow us to hear from you about what YOU think should be in these regulations.**

**Final regulations will be shaped by:**

1. Directives in the Seasonal Communities statute
2. Legal and regulatory landscape (e.g. intersections with Title V, Fair Housing, etc.)
3. Advisory Council recommendations
4. Thoughts and recommendations from YOU

**You will also have another opportunity to provide feedback on draft regulations through the public comment period beginning after draft regulations are made available this summer.**



# Thoughts? Questions?

Share today or contact us at:

[EOHLCSeasonalCommunities@Mass.Gov](mailto:EOHLCSeasonalCommunities@Mass.Gov)

Find more information about the Seasonal Communities  
Designation at:

<https://www.mass.gov/info-details/seasonal-communities>