

Draft Proposed Home Rule Petition for Discussion

Date: June __, 2021

CHAPTER _____ AN ACT RELATIVE TO THE ELECTRIFICATION OF NEW AND SUBSTANTIALLY REMODELED OR REHABILITATED BUILDINGS IN THE CITY OF NEWTON

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

SECTION 1. Notwithstanding the State Building Code; the Gas Code; M.G.L c. 142, sec. 13; M.G.L. c. 164, and any other general or special law to the contrary, the City of Newton may by ordinance require new and substantially remodeled or rehabilitated buildings to use electricity instead of fossil fuels for heating and cooling systems and hot water appliances.

SECTION 2. As used in this chapter, the following words shall have the following meaning unless the context clearly indicates a different meaning:

“Substantially remodeled or rehabilitated” means a renovation that affects 50% or more of the building floor area.

SECTION 3. An ordinance adopted under this Act may require new and substantially remodeled or rehabilitated buildings to use electricity instead of fossil fuels for heating and cooling systems and hot water appliances.

SECTION 4. The City of Newton may require that building permit applications for new and substantially remodeled or rehabilitated buildings identify the heating and cooling systems and hot water appliances that will be used in the building.

SECTION 5. The City of Newton may withhold the issuance of a building permit for a new or substantially remodeled or rehabilitated building that does not use electricity instead of fossil fuels for heating and cooling systems and hot water appliances.

SECTION 6. An ordinance adopted under this Act may provide for exemptions from and waivers of the requirement set forth in Section 3 herein.

SECTION 6. This act shall take effect upon its passage.