**CCVMHB: Transfer Fee Legislative summary                         May  2021**

In 2005, the 6 Martha’s Vineyard towns all passed resolutions to establish a regional housing bank, to be funded by a transfer fee on real estate transactions over a certain amount. Legislation was written and filed.  In 2006, the bill was amended to include Nantucket, allowing each island the ability to establish a transfer fee specifically to fund affordable housing.  The bill advanced in the legislature, but ultimately failed -- due largely to lobbying pressure from the MA Association of Realtors.   No second attempt was made by MVY.  Nantucket launched another attempt 6 years ago, filing via a Home Rule Petition.  That bill has not passed the legislature.

**Over the last two years, Concord, Somerville, and Brookline and Boston have also all filed Home Rule Petitions for transfer fees to fund affordable housing.  Together with Nantucket, these cities have now joined efforts to form the Transfer Fee Coalition, (**[**www.realestatetransferfee.org**](http://www.realestatetransferfee.org)**) filing a consensus bill in February 2021.**   Truro recently signed on, and other cities are in the process of joining.  Legislative sponsors  are Sen Joanne Comerford (Hampshire/Worcester/Franklin) and Rep Mike Connolly(26thMiddlesex/Somerville).

**This piece of state-level enabling legislation would allow all municipalities in the Commonwealth to establish real estate transfer fees to fund affordable housing on sales over $480,000 (or higher, as the locality chooses).  CCMVHB has asked for an amendment to include a provision for regional housing banks, to serve the Island’s needs -- we expect this will be included in the bill as it would also serve rural areas in Western and Central MA.  Along with Nantucket, we have requested a clause to allow the islands to serve a larger income range of year-round residents.  Links to the bills:**

<https://malegislature.gov/Bills/192/S868>

<https://malegislature.gov/Search?SearchTerms=H1377>

Our State Representative Dylan Fernandes, and Dorchester’s Representative Liz Malia, originally active legislative members of the Transfer Fee Coalition (TFC), have filed an **alternate piece of transfer fee legislation, with slightly different provisions – most notably a higher exemption threshold set at $1 million.**   This exemption threshold would meet the needs of MVY, Nantucket, and Boston.   **This bill already includes a provision for regional housing banks**:  <https://malegislature.gov/Bills/192/H2895>

Our State Senator Julian Cyr has also filed a seasonal-communities housing bill with a transfer fee component in it:<https://malegislature.gov/Bills/192/S873>

**If one of these pieces of enabling legislation passes, it paves the way for local legislation to establish a regional Housing Bank for the Vineyard.** The state-wide effort has energy behind it, and Boston’s entry into the transfer fee conversation makes it a much larger topic in the legislature.  To that end, in addition to working toward resolutions in all 6 towns here on island, CCMVHB is active in supporting the state-level effort, and is providing information on the state effort to the island community.