

**HOUSE . . . . . No.**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

*Andres X. Vargas*

*To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:*

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act to protect small lot ADUs.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Andres X. Vargas</i>	<i>3rd Essex</i>	<i>5/9/2025</i>

**HOUSE . . . . . No.**

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[Pin Slip]

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**The Commonwealth of Massachusetts**

\_\_\_\_\_  
**In the One Hundred and Ninety-Fourth General Court  
(2025-2026)**  
\_\_\_\_\_

An Act to protect small lot ADUs.

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

1           Section 8 of Chapter 150 of the Acts of 2024 is hereby amended by removing the period  
2 at the end of the sentence ending with “Chapter 64G” and adding:-

3           ;provided further that an accessory dwelling unit on a lot of not more than 10,000 square  
4 feet shall be subject to no more than a five-foot side and rear setback, a five-foot separation  
5 between detached structures, and shall be exempt from any lot coverage or open space  
6 requirement.