



MASSACHUSETTS
ASSOCIATION OF REALTORS®



SESSION TOOLKIT

**HOUSING
PRODUCTION**

**HOUSING
COST**

**PROFESSIONAL
EXCELLENCE**



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HOUSING PRODUCTION

Zoning relief will increase supply to address the significant housing shortage and improve affordability across income levels.

- **Zoning Relief:** (H.233)
 - **Statewide ADUs** – Create infill housing the state needs while allowing homeowners to increase the value of their property. Uniform statewide laws and regulations are key to affordable ADU development.
 - **Multifamily Housing By-Right** – The state needs a drastic increase in housing production, and multifamily housing is the most efficient way to accomplish that. We need to end discrimination against multifamily housing and promote its creation.
- **Support MBTA Communities:** We need every community that falls within the program to embrace the slight density increases it may bring around their MBTA stations. Transit-oriented development is cost-effective and green. MBTA Communities gives us an opportunity to take a small step towards making our communities more diverse and inclusive.



HOUSING COST

Addressing the housing shortage remains the best way to increase affordability. However, MAR continues to work on other avenues to tackle this aspect of the housing crisis.

- **First-Time Homebuyers Savings Accounts** (H.2727/S.1787) – Give first-time homebuyers new tools to help them save to access the American dream through tax-free investment accounts that incentivize saving at no cost to the state.
- MAR is always engaged in **discussions and education** on cutting edge measures to increase and improve the state's market rate and affordable housing stock while becoming greener in ways that won't stifle production or increase the price of housing.



PROFESSIONAL EXCELLENCE

REALTORS® strive to provide their clients with excellence in real estate practice. In addition to requirements under license law, they are bound by a *Code of Ethics*, which holds them to a higher standard of competency, fairness, and integrity. All REALTORS® will also be required to take fair housing training starting in 2025. But not all real estate agents are REALTORS®, and there is always room for improvement.

- **Fair Housing Education** (H.265/S.166) – Creates a new baseline for fair housing education in pre-licensing courses and a first-ever continuing education fair housing requirement for all licensees, ensuring that all real estate agents and brokers understand and uphold fair housing law.