



# COMMERCIAL REAL ESTATE INSIGHT & NEWS

The Bowditch & Dewey Real Estate Blog

## Executive Office of Housing and Livable Communities Will Close Public Comment on ADU Regulations on January 10, 2025

BY AMANDA ZURETTI • DECEMBER 30, 2024

The Executive Office of Housing and Livable Communities (EOHLC) posted its draft of 760 CMR 71:00 “PROTECTED USE ACCESSORY DWELLING UNITS” Regulations for comment in December 2024.

The public comment period for the Massachusetts Accessory Dwelling Unit Law, Chapter 150 of the Acts of 2024 at section 8 amending M.G.L. c. 40A, § 3 (“the ADU Law”) closes on January 10, 2025, at 11:59 p.m. EOHLC intends to issue final Regulations by the effective date of the ADU law, February 2, 2025.

The purpose of the ADU Law is “to encourage the production of accessory dwelling units throughout the Commonwealth with the goal of increasing the production of housing to address statewide, local, and individual housing needs for households of all income levels and at all stages of life.”

Notably, the Regulations provide definitions for impermissible “Prohibited Regulation” and “Unreasonable Regulation” of accessory dwelling units. The [draft Regulations and portal for submitting comments](#) can be found on the state’s website.