

**From:** [Laura Silber](#)  
**To:** [Keep Me Informed](#)  
**Subject:** Transfer fee enabling bills, update  
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Hello CCMVHB Coalition Council --

On Thursday, the state Senate began wrapping up their voting, and no transfer fee enabling bills or Home Rule Petitions for transfer fees (including Nantucket's HRP) were moved forward. So that is the end of the push for enabling bills at state level for this session. It was particularly disappointing for our sister island of Nantucket, which is experiencing an increasingly severe situation as their median home price climbs past \$3.3 million and their open-market year round rental inventory is essentially... nothing.

**The good news: it is not the end of the road by any means! The significant progress forward on the transfer fee this session means it is now well positioned to move forward into law, in the next legislative session under a new governor.** Front-runner Maura Healey has endorsed the transfer fee, and spoken publicly about the need for new tools to address the housing crisis on the Cape & Islands. The MV Times covered the Senate vote here, explaining the strategy and the path forward: <https://www.mvtimes.com/2022/07/22/blow-affordable-housing/>

So what does this all mean for MVY?

1) **The Housing Bank Review Committee continues its steady progress on prepping An Act Establishing the MV Housing Bank for filing.** They are moving forward as planned with with next meetings scheduled for Aug 3&4, and Aug 10&11. The MVY Act can still be filed for consideration during informal legislative session, and the HBRC will be coordinating with our district legislators Senator Cyr and Representative Fernandes on the filing, likely early this fall.

I will forward HBRC agendas when they are posted on Edgartown's website; you can also bookmark the link here to see agendas: <https://www.edgartown-ma.us/agendas/-folder-469>

2) **The large statewide coalition Local Option For Housing Affordability (LOHA) Coalition** <https://www.realestatetransferfee.org/coalition> which is backing all the transfer fee bills, including the individual home rule petitions, is already preparing for next legislative session.

3) **CCMVHB continues it's advocacy at state level as part of LOHA**, along with Nantucket, in partnership with our district legislators, to ensure that the 2023 filing of the state enabling bills will contain all appropriate language to support passage of the MV Housing Bank Act.

4) **There are measures the MVY towns can take in the meantime with zoning that will support the preservation and creation of affordable, attainable year-round housing.** This will happen at town level: we encourage all Island community members to support forward movement on this via your planning boards and affordable housing committees. Get involved with your town government -- attend meetings, voice support, volunteer for a committee or subcommittee if you can. Your voice matters, and many voices together make change.

The work continues, stay tuned!

Laura



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