

NAIOP

COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION

MASSACHUSETTS

Government Affairs Year in Review 2022



NAIOP'S ADVOCACY

NAIOP REPRESENTS THE INTERESTS OF THE COMMERCIAL REAL ESTATE INDUSTRY AT THE FEDERAL, STATE, AND LOCAL LEVELS. THROUGH REGULATORY, LEGISLATIVE, AND JUDICIAL ADVOCACY, NAIOP WORKS TO ADVANCE ECONOMIC DEVELOPMENT, STRENGTHEN COMMUNITIES, AND ENSURE THAT ISSUES FACING THE INDUSTRY ARE UNDERSTOOD BY LEADING POLICYMAKERS.

Under the Golden Dome

IN 2022, NAIOP'S STATE LEVEL ADVOCACY REPRESENTED COMMERCIAL REAL ESTATE IN A SESSION THAT SAW TWO LANDMARK CLIMATE CHANGE BILLS, THE CONTINUATION OF PANDEMIC POLICY MAKING, AND A RENEWED FOCUS ON ECONOMIC INVESTMENT.

- Secured an **exemption for lab and life science buildings** in final ten community fossil fuel ban.
- Ensured **utilities are responsible** for bulk of statewide building energy reporting.
- **Blocked all rent control** proposals.
- **Defeated all transfer tax bills.**
- **Prevented right of first refusal legislation from advancing.**
- Blocked language affecting commercial real estate transactions.
- Worked with business and civic groups across Massachusetts to **advance the Commonwealth's competitiveness.**



400+

Pieces of Legislation Tracked

100+

Problematic Bills Defeated

Regulatory & Judicial Efforts

IN 2022, NAIOP ENGAGED IN ONGOING REGULATORY EFFORTS ACROSS STATE AGENCIES AND SUBMITTED "FRIEND OF THE COURT" AMICUS BRIEFS TO THE SUPREME JUDICIAL COURT. NAIOP'S WORK ENSURED THAT COMMERCIAL REAL ESTATE INDUSTRY WAS REPRESENTED ACROSS ALL BRANCHES OF STATE GOVERNMENT.

- Participated on a record number of regulatory task forces and working groups on **MEPA, DPU Future of Gas, environmental justice, climate resiliency, Chapter 91, and more.**
- Secured targeted, narrow regulatory changes to MEPA regulations.
- Weighed in throughout regulatory development of updates to Stretch Code and new specialized "net-zero" code.
- Successfully secured **6-month delay of effective date for updated commercial stretch code** to protect projects currently in process.
- Represented sector on **Governor's Commission on Clean Heat.**
- Successfully advocated for **DOER to promulgate regulations implementing the 10-Community Fossil Fuel Ban**, to ensure clarity and consistency across qualified communities.
- Submitted **three amicus briefs** to the Supreme Judicial Court to ensure industry representation in the court's decision-making on topics ranging from protecting housing projects to municipal wetlands standards.



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**NAIOP PROVIDES A VOICE FOR
THE COMMERCIAL REAL ESTATE
INDUSTRY AND MAKES SURE WE
ARE MOVING FORWARD.**

**JESSICA HUGHES,
TISHMAN SPEYER**

CITY OF BOSTON

FROM ADVISING IMPLEMENTATION TO SHAPING ORDINANCES AND PROVIDING GROUNDED, EXPERT FEEDBACK IN POLICY DEVELOPMENT, NAIOP CONTINUES TO BE A RESOURCE FOR LOCAL OFFICIALS AS THEY TACKLE THE CITY'S AGENDA.

- Hosted members-exclusive discussions with BPDA on topics ranging from **lab design guidelines**; the **BPDA Green Zoning** proposal; the **BPDA DEI policy** implementation; and **general zoning efforts** throughout City.
- Successfully **shaped BERDO Phase 2** regulations to ensure practical implementation and consistency.
- **Served as a resource for city officials** on issues ranging from climate resiliency to economic development.
- Advised **economic development efforts** undertaken by Senior Officials.
- Represented on **Mayor's IDP Working Group**.
- Opposed local transfer tax proposal.
- Provided consistent feedback on numerous policy development processes to ensure industry input is considered.



THE PRESENCE THAT NAIOP HAS ON BEACON HILL AND IN CITY HALLS ACROSS THE COMMONWEALTH IS REALLY AN INCREDIBLE VALUE.

JIM TIERNEY,
JLL

