

HOUSE No. 3689

The Commonwealth of Massachusetts

PRESENTED BY:

Marjorie C. Decker and Sean Garballey

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 transitioning Massachusetts to clean electricity, heating and transportation.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Marjorie C. Decker</i>	<i>25th Middlesex</i>	<i>1/11/2023</i>
<i>Sean Garballey</i>	<i>23rd Middlesex</i>	<i>1/20/2023</i>
<i>Lindsay N. Sabadosa</i>	<i>1st Hampshire</i>	<i>1/20/2023</i>
<i>Vanna Howard</i>	<i>17th Middlesex</i>	<i>1/31/2023</i>
<i>Steven Owens</i>	<i>29th Middlesex</i>	<i>2/2/2023</i>
<i>Kevin G. Honan</i>	<i>17th Suffolk</i>	<i>2/3/2023</i>
<i>Frank A. Moran</i>	<i>17th Essex</i>	<i>2/7/2023</i>
<i>Sal N. DiDomenico</i>	<i>Middlesex and Suffolk</i>	<i>2/8/2023</i>
<i>Tram T. Nguyen</i>	<i>18th Essex</i>	<i>2/14/2023</i>
<i>Natalie M. Higgins</i>	<i>4th Worcester</i>	<i>2/28/2023</i>
<i>Carmine Lawrence Gentile</i>	<i>13th Middlesex</i>	<i>3/3/2023</i>
<i>Patricia D. Jehlen</i>	<i>Second Middlesex</i>	<i>3/6/2023</i>
<i>John F. Keenan</i>	<i>Norfolk and Plymouth</i>	<i>3/9/2023</i>
<i>William J. Driscoll, Jr.</i>	<i>7th Norfolk</i>	<i>3/10/2023</i>
<i>James B. Eldridge</i>	<i>Middlesex and Worcester</i>	<i>3/11/2023</i>
<i>Margaret R. Scarsdale</i>	<i>1st Middlesex</i>	<i>3/13/2023</i>
<i>Tommy Vitolo</i>	<i>15th Norfolk</i>	<i>3/30/2023</i>
<i>Simon Cataldo</i>	<i>14th Middlesex</i>	<i>4/13/2023</i>

HOUSE No. 3689

By Representatives Decker of Cambridge and Garballey of Arlington, a petition (accompanied by bill, House, No. 3689) of Marjorie C. Decker, Sean Garballey and others relative to transitioning to clean electricity, heating and transportation. Telecommunications, Utilities and Energy.

[SIMILAR MATTER FILED IN PREVIOUS SESSION
SEE HOUSE, NO. 3288 OF 2021-2022.]

The Commonwealth of Massachusetts

**In the One Hundred and Ninety-Third General Court
(2023-2024)**

An Act transitioning Massachusetts to clean electricity, heating and transportation.

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 1. The purpose of this act is to transition the commonwealth to 100 per cent
2 clean energy for electricity by 2035 and 100 per cent clean energy for the building sector and
3 transportation sector by 2045 in order to: (1) protect the health and safety of all residents of the
4 commonwealth by eliminating pollution that is contaminating our air, water and land, and
5 changing our climate in dangerous ways; (2) maximize the ability of the commonwealth to meet
6 the greenhouse gas emissions limits adopted under chapter 21N of the General Laws; (3)
7 improve quality of life and economic well-being for all, with an emphasis on environmental
8 justice populations that have been disproportionately affected by pollution and energy costs; (4)
9 increase energy security and energy affordability by reducing the commonwealth’s reliance on
10 imported fuels and increasing renewable energy generation in the region; and (5) stimulate

11 investment and create local jobs by harnessing the commonwealth’s skilled workforce, business
12 leadership and academic institutions to advance renewable energy technologies.

13 SECTION 2. The General Laws are hereby amended by inserting after chapter 25C the
14 following chapter:-

15 CHAPTER 25D.

16 100 PERCENT CLEAN COMMONWEALTH ACT.

17 Section 1.

18 As used in this chapter the following words shall have the following meanings unless the
19 context clearly requires otherwise:-

20 “Building sector,” all buildings in the commonwealth; provided, that for the purposes of
21 this chapter a building’s energy use shall include only the energy used to provide electricity,
22 space heating and cooling, and water heating and cooling, and shall not include energy used for
23 heavy industrial activities.

24 “Clean electricity,” electricity that is either renewable electricity or generated by another
25 source that produces virtually no greenhouse gas emissions or other harmful pollutants in normal
26 operation. Electricity generated from wood biomass and waste-to-energy shall not be considered
27 clean electricity.

28 “Clean energy,” either: a) clean electricity; b) non-electric energy from other sources that
29 produce virtually no greenhouse gas emissions or other harmful pollutants in normal operation,
30 using technologies such as solar thermal heating or geothermal heating and cooling; or c)
31 avoided energy use or reduced peak energy demand through energy efficiency, energy

32 conservation, demand response, an increase in public transit ridership or carpooling, a reduction
33 in unnecessary travel, or the use of non-motorized modes of transportation such as walking and
34 bicycling.

35 "Environmental justice population", as defined in section 62 of chapter 30 of the General
36 Laws.

37 "Greenhouse gas," as defined in chapter 21N of the General Laws.

38 "Renewable electricity," electricity generated by Class I or Class II renewable energy
39 generating sources, as defined in section 11F of chapter 25A of the General Laws.

40 "Secretary," the secretary of energy and environmental affairs.

41 "Transportation sector," the movement of people and goods throughout the
42 commonwealth; provided, that for the purposes of this chapter the transportation sector shall not
43 include aviation, ocean freight, or ocean passenger travel.

44 Section 2.

45 (a) By 2035, 100 per cent of the electricity used by all residents, institutions, businesses,
46 state and municipal agencies, and other entities operating within the borders of the
47 commonwealth shall be clean electricity, and at least 80 per cent of that electricity shall be
48 renewable electricity.

49 (b) By 2045, 100 per cent of the energy used in the building sector and transportation
50 sector within the borders of the commonwealth shall be clean energy.

51 (c) In achieving these objectives, the commonwealth and its agencies shall prioritize: (1)
52 sources of renewable electricity that are located in Massachusetts or other New England states;
53 (2) sources of renewable electricity that represent additional generating capacity added to the
54 electric grid; (3) non-emitting sources of renewable electricity; (4) models for local and
55 community ownership of renewable electricity generation and energy storage; and (5) reductions
56 in energy consumption through efficiency and conservation measures to the greatest extent
57 practicable. In all of its plans to achieve 100 per cent clean energy, the commonwealth and its
58 agencies shall prioritize bringing direct health and financial benefits to environmental justice
59 populations.

60 Section 3.

61 (a) The secretary shall establish the council for the clean energy transition not later than
62 90 days from the passage of this act.

63 (b) The council shall be chaired by the secretary or the secretary's designee, and shall
64 include the following individuals or their designees: (1) the commissioners of the department of
65 environmental protection and the department of energy resources; (2) the chair of the department
66 of public utilities; (3) the chief executive officer of the Massachusetts Clean Energy Center; (4)
67 the secretaries of administration and finance, education, health and human services, housing and
68 economic development, labor and workforce development, public safety and security,
69 transportation and public works, and any other executive office subsequently created; (5) the
70 attorney general, the treasurer and receiver general, the secretary of the commonwealth, and the
71 state auditor; (6) the president of the University of Massachusetts; (7) a member designated by
72 the secretary of education to represent the community college system; (8) a member designated

73 by the secretary of education to represent the state university system; (9) the general manager of
74 the Massachusetts Bay Transportation Authority; and (10) a member designated by the secretary
75 of transportation to represent the regional transit authorities. The governor may appoint
76 additional representatives from state agencies or quasi-public agencies to the council.

77 (c) Each executive office and quasi-public agency shall submit a report to the council
78 describing how the laws, regulations, programs, and activities under its jurisdiction can be
79 modified in order to facilitate the commonwealth's transition to 100 per cent clean energy, and
80 how such modifications may help achieve the office or agency's other objectives. The secretary
81 shall publish the council's findings within 6 months of the first meeting of the council. The
82 secretary and the council shall review and update these findings every 3 years from the date of
83 initial publication.

84 (d) Within 12 months from the effective date of this act, the secretary, acting with the
85 council's advice, shall determine a date not later than January 1, 2035, by which the operations
86 of state government shall be powered with 100 percent clean energy for electricity, space heating
87 and cooling, water heating and cooling, and transportation, and such determination shall be
88 legally binding. Within 18 months from the effective date of this act, each executive office and
89 quasi-public agency shall present a plan to meet this requirement for its operations. Each
90 executive office and quasi-public agency shall report to the council on its progress toward this
91 requirement and update its plan annually.

92 (e) The council shall meet at least 4 times each year to review progress in modifying
93 laws, regulations, programs, and activities to accelerate the transition to 100 per cent clean
94 energy for the commonwealth and for the operations of state government. These meetings shall

95 be open to members of the public and shall provide opportunities for public comment. Meeting
96 times and locations shall be set to maximize opportunities for public engagement, and at least 1
97 meeting shall be held in a neighborhood with an environmental justice population each year.

98 Section 4.

99 (a) The council for the clean energy transition shall be supported in its work by an
100 advisory committee. Members of the advisory committee shall be appointed by the secretary and
101 shall include the following individuals:

102 (1) experts knowledgeable in (i) renewable energy and energy storage, (ii) energy
103 efficiency, (iii) architecture, building engineering and construction, (iv) clean heating
104 technologies, (v) zero emission vehicles, (vi) public transportation, (vii) nonmotorized
105 transportation, (viii) affordable housing, and (ix) environmental justice;

106 (2) representatives of (i) the Massachusetts AFL-CIO, (ii) the Massachusetts Building
107 Trades Council, (iii) an environmental organization, (iv) an environmental justice organization,
108 (v) a renewable energy business, (vi) an economic development organization, and (vii) a
109 community development corporation;

110 (3) youth representatives, including one individual between 14 to 18 years of age and one
111 individual between 19 to 25 years of age; and

112 (4) any other individuals appointed by the secretary.

113 (b) The advisory committee shall meet at least 4 times each year separately from the
114 council, and shall be invited to attend all council meetings. Meetings of the advisory committee
115 shall be open to members of the public and shall provide opportunities for public comment.

116 Meeting times and locations shall be set to maximize opportunities for public engagement, and at
117 least 1 meeting shall be held in a neighborhood with an environmental justice population each
118 year.

119 Section 5.

120 (a) There shall be an office of clean energy equity in the executive office of energy and
121 environmental affairs. The office shall oversee the equitable deployment of energy efficiency,
122 renewable electricity, clean transportation, and clean heating technologies, particularly in
123 environmental justice populations, in programs established under this chapter, sections 11F, 11F
124 1/4 and 18 of chapter 25A, section 77 of chapter 6C, and other provisions of the General Laws.

125 (b) The office shall ensure that the tangible benefits of clean energy at the household and
126 community level, including clean energy asset ownership, energy cost savings, pollution
127 reductions, public health benefits, and employment and economic opportunities, are available
128 equitably to all residents of the commonwealth, and particularly in environmental justice
129 populations. The office shall ensure that a certain percentage of projects completed under the
130 commonwealth's clean energy programs benefit the residents of environmental justice
131 populations, and that percentage shall be no less than the percentage of residents of the
132 commonwealth who live in environmental justice populations.

133 (c) The office shall work with the Massachusetts Clean Energy Center and the just
134 transition office in the department of career services to increase the availability of workforce
135 development programs to prepare residents of environmental justice populations to work in clean
136 energy industries.

137 Section 6.

138 (a) The commonwealth and its agencies shall take all actions necessary to achieve the
139 objectives of this chapter. The provisions of this chapter shall be legally enforceable by any
140 citizen of the commonwealth.

141 (b) The secretary may grant exemptions to the requirements of this chapter, for a period
142 of no longer than 3 years, for emergency services and for other energy uses for which there is no
143 feasible clean energy option. The secretary may renew exemptions for subsequent 3-year
144 periods. The secretary shall hold at least 1 public hearing before granting or renewing an
145 exemption.

146 (c) In promulgating regulations to implement the requirements of this chapter, the
147 commonwealth and its agencies shall consider how to minimize costs and maximize economic,
148 social, public health, and environmental benefits for residents of environmental justice
149 populations.

150 SECTION 3. Chapter 23 of the General Laws is hereby amended by adding the following
151 section:-

152 Section 26. Just Transition to Clean Energy

153 (a) In the department of career services, within the executive office of labor and
154 workforce development, there shall be a just transition office. The office shall ensure that
155 workers employed in the energy sector who are displaced due to efforts by the commonwealth or
156 the private sector to reduce greenhouse gas emissions or transition from fossil fuels to clean
157 energy have immediate access to employment and training opportunities in clean energy
158 industries and related fields. The just transition office shall also work with clean energy
159 businesses to ensure that they act as responsible employers and further the commonwealth's

160 workforce and economic development goals. The just transition office shall also work to increase
161 access to employment and training opportunities in clean energy industries and related fields for
162 residents of environmental justice populations.

163 (b) The secretary of labor and workforce development shall appoint the director of the
164 office.

165 (c) Within the office there shall be a just transition advisory committee consisting of: (1)
166 the director of the office; (2) the secretary of labor and workforce development, the
167 commissioner of the department of energy resources, and the chief executive officer of the
168 Massachusetts Clean Energy Center, or their designees; (3) the director of the office of clean
169 energy equity in the executive office of energy and environmental affairs; (4) a representative of
170 employers in the gas utility sector appointed by the governor; (5) a representative of employers
171 in the electric power generation sector appointed by the governor; (6) a representative of
172 employers in the renewable electricity sector appointed by the governor; (7) a representative of
173 employers in the energy efficiency sector appointed by the governor; (8) a representative of
174 employers in the clean transportation sector appointed by the governor; (9) a representative of
175 employers in the clean heating sector appointed by the governor; (10) a representative of
176 employees in the gas utility sector appointed by the president of the Massachusetts AFL-CIO;
177 (11) a representative of employees in the electric power generation sector appointed by the
178 president of the Massachusetts AFL-CIO; (12) two representatives of employees in the clean
179 energy sector appointed by the president of the Massachusetts AFL-CIO; (13) a representative of
180 employees in the transportation sector appointed by the president of the Massachusetts AFL-
181 CIO; (14) the president of the Massachusetts Building Trades Council or a designee, and (15)

182 two representatives of environmental justice populations appointed by the director of the office
183 of clean energy equity.

184 (d) The committee shall develop a just transition plan for the energy sector that identifies
185 workers currently employed in the sector by industry, trade, and job classification, and contains
186 relevant information including, but not limited to, current wage and benefit packages and current
187 licensing, certification and training requirements. The committee, through the just transition
188 plan, shall recommend education and training programs to enhance re-employment opportunities
189 within the energy sector, and services to support dislocated workers displaced from jobs in the
190 energy sector as a result of emissions-reducing policies and advances in clean energy
191 technologies. The just transition plan shall also recommend actions to increase opportunities for
192 residents of environmental justice populations to work in clean energy industries.

193 (e) The just transition plan shall include provisions to:

194 (1) Administer climate adjustment assistance benefits that are similar in type, amount,
195 and duration to federal Trade Adjustment Assistance Benefits available pursuant to 20 CFR
196 617.20–617.49;

197 (2) Educate dislocated workers, in collaboration with employers of dislocated workers
198 and relevant labor unions, on re-employment or training opportunities, and how to apply for
199 climate adjustment assistance benefits;

200 (3) Provide training, cross-training, and retraining to workers displaced by gas
201 infrastructure loss in the commonwealth’s local distribution companies and related businesses;

202 (4) Address the workforce development challenges of the fossil fuel energy sector's
203 shrinking workforce over the course of the commonwealth's transition to a clean energy
204 economy;

205 (5) Incentivize the hiring of displaced energy sector workers with utilities, clean energy
206 industries, and related industries;

207 (6) Work with the Massachusetts Clean Energy Center to ensure that training and
208 employment opportunities for displaced energy sector workers are included in their initiatives,
209 incentives, funding opportunities, and projects;

210 (7) Work with the department of public utilities and other agencies regulating the energy
211 sector within the commonwealth to coordinate just transition initiatives, complementing the other
212 regulatory priorities of those agencies;

213 (8) Establish a fund to implement the just transition plan and its components, including
214 potential sources for sustainable short-term and long-term funding;

215 (9) Develop requirements, including the submission of a workforce reduction plan, for
216 energy sector employers that are closing a facility or significantly reducing their workforces as a
217 result of efforts by the commonwealth or the private sector to reduce greenhouse gas emissions
218 or transition from fossil fuels to clean energy; and

219 (10) Increase access to employment and training opportunities in clean energy industries
220 and related fields for residents of environmental justice populations.

221 (f) Employers described in paragraph (9) of subsection (e) shall submit a workforce
222 reduction plan to the office. Workforce reduction plans shall be subject to section 10 of chapter
223 66 and shall include:

224 (1) The reasons for the workforce reduction or facility closure;

225 (2) The total number of workers by job classification and by geographic assignment
226 employed by the employer;

227 (3) The total number of workers whose existing jobs who will be retained, by job
228 classification and geographic location;

229 (4) The total number of workers whose existing jobs will be eliminated by the workforce
230 reduction or the closure of a facility, by job classification and geographic location;

231 (5) Whether each classification of workers whose jobs are being eliminated will be
232 offered employment in any other job classification or capacity by the employer, how many
233 employees in each classification will be offered employment, and whether the replacement
234 employment offered will provide comparable wages, benefits, and working conditions;

235 (6) Whether the employer is offering severance or early retirement benefits to impacted
236 workers, the value of the severance or early retirement benefits, whether the severance or early
237 retirement benefits are being provided to all or certain classes of workers, and how many
238 impacted workers intend to utilize these offerings;

239 (7) Whether the employer plans to transfer the work to a separate facility, enter a
240 contracting agreement for work previously performed by company employees, or otherwise
241 outsource work previously performed by company employees; and

242 (8) Whether the employer is a recipient of loans, grants, tax increment financing, or any
243 other financial incentive from the commonwealth, its independent state agencies, departments, or
244 corporations, or any municipality within the last five years.

245 SECTION 4.

246 (a) Section 11F of chapter 25A of the General Laws is hereby amended by striking out
247 the words “2029; and (6) an additional 1 per cent of sales every year thereafter” and inserting in
248 place thereof the following words:- 2026; (6) an additional 4 per cent of sales each year
249 thereafter until December 31, 2028; (7) an additional 6 per cent of sales each year thereafter until
250 December 31, 2034; and (8) a total of at least 80 per cent of sales in 2035 and every year
251 thereafter

252 (b) Said section 11F of said chapter 25A, as so appearing, is hereby further amended by
253 striking out the sixth paragraph of subsection (b).

254 (f) Said section 11F of said chapter 25A, as so appearing, is hereby further amended by
255 striking out the seventh paragraph of subsection (d).

256 (h) Said section 11F of said chapter 25A, as so appearing, is hereby further amended by
257 inserting after the word “power,” in subsection (f), the following words:- “and provided further,
258 that a technology or technology category may only be added to a list if it produces virtually no
259 greenhouse gas emissions or other harmful pollutants in normal operation, generates electricity
260 from a source that is inexhaustible or practically inexhaustible, is safe, and uses resources
261 efficiently.”

262 (i) Said section 11F of said chapter 25A, as so appearing, is hereby further amended by
263 inserting after the words “shall be established by the department,” in subsection (g), the
264 following words:- , and shall be at least 15 per cent of additional renewable energy kilowatt-
265 hours sales required under subsection (a) after December 31, 2024.

266 SECTION 5. Chapter 25A of the General Laws is hereby amended by inserting after
267 section 11F the following section:-

268 Section 11F 1/4. 100 Percent Clean Electricity.

269 (a) No later than January 1, 2035, the department of energy resources shall establish a
270 clean electricity standard for all retail electricity suppliers selling electricity to end-use customers
271 in the commonwealth. The clean electricity standard for 2035 and each year thereafter shall be
272 100 per cent of kilowatt-hours sales to end-use customers in the commonwealth. Nothing in this
273 section shall prohibit the department or other state agencies from establishing a clean electricity
274 standard or enforcing an existing requirement similar to the clean electricity standard prior to
275 2035.

276 (b) Retail electricity suppliers shall demonstrate compliance with the clean electricity
277 standard with: (1) renewable energy certificates from Class I or Class II renewable energy
278 generating sources, as defined in section 11F of this chapter; or (2) clean energy certificates from
279 other sources generating clean electricity as defined in chapter 25D of the General Laws. Such
280 certificates shall be retired by the retail electricity suppliers and not sold or assigned to other end
281 users in the commonwealth or elsewhere.

282 (c) In 2032 and every 3 years thereafter, the department of energy resources shall
283 evaluate whether it is feasible to require retail electricity suppliers to obtain more than 80 per

284 cent of the electricity provided to end-use customers from Class I renewable energy generating
285 sources, as defined in section 11F of this chapter. The department may require retail electricity
286 suppliers to obtain a higher percentage of electricity from Class I renewable energy generating
287 sources than is required in section 11F, up to 100 per cent, if the department determines that
288 doing so is feasible, furthers the interests of the commonwealth and its citizens, and will not
289 impose an undue burden on ratepayers. Prior to making this determination, the department shall
290 hold at least 1 public hearing.

291 (d) Every municipal lighting plant shall provide a minimum percentage of kilowatt-hours
292 sales to end-use customers from Class I renewable energy generating sources, according to the
293 following schedule: (1) at least 20 per cent between January 1, 2026, and December 31, 2029;
294 (2) at least 50 per cent between January 1, 2030, and December 31, 2034; and (3) at least 80 per
295 cent in 2035 and every year thereafter. Every municipal light plant shall provide 100 per cent
296 clean electricity, as defined in chapter 25D of the General Laws, to its customers in 2035 and
297 every year thereafter.

298 (e) Each municipal light plant shall file a plan with the department no later than
299 December 31, 2025, indicating how it will satisfy the requirements of subsection (d), including
300 annual benchmarks. A municipal lighting plant may not count renewable electricity or clean
301 electricity it has generated or purchased toward this requirement if the renewable or clean
302 attributes of that electricity have been claimed by another utility or entity.

303 (f) The department of energy resources shall take all actions necessary to achieve the
304 objectives of this section. The provisions of this section shall be legally enforceable by any
305 citizen of the commonwealth.

306 (g) The department of energy resources may grant exemptions to the requirements of this
307 section, for a period of no longer than 3 years, for emergency services and for other energy uses
308 for which there is no feasible clean energy option. The department may renew exemptions for
309 subsequent 3-year periods. The department shall hold at least 1 public hearing before granting or
310 renewing an exemption.

311 (h) In promulgating regulations to implement the requirements of this section, the
312 department shall consider how to minimize costs and maximize economic, social, public health,
313 and environmental benefits for residents of environmental justice populations, as defined in
314 section 62 of chapter 30 of the General Laws.

315 SECTION 6. Chapter 25A of the General Laws is hereby amended by adding the
316 following section:-

317 Section 19. 100 Percent Clean Buildings.

318 (a) Beginning January 1, 2028, all new buildings built in the commonwealth shall only
319 use clean energy technologies, as defined in chapter 25D of the General Laws, for space heating
320 and cooling and water heating and cooling, and shall be highly energy efficient, including a
321 building envelope that meets passive house standards and efficient appliances, lighting fixtures,
322 and plumbing fixtures.

323 (b) The department of energy resources may delay the requirements of subsection (a)
324 until January 1, 2033, for specific types of buildings; provided, that detached one and two-family
325 dwellings, multiple single-family dwellings not more than three stories in height, and
326 commercial buildings consisting of less than 20,000 square feet of gross floor area shall not be
327 granted a delay.

328 (c) The department of energy resources shall develop and adopt amendments to the state
329 building code, in consultation with the board of building regulations and standards, to enforce the
330 requirements of subsection (a).

331 (d) The department of energy resources shall establish a clean heating trust fund to
332 subsidize the conversion of existing residential and commercial buildings to clean energy
333 technologies, as defined in chapter 25D, for space heating and cooling and water heating and
334 cooling. The department shall designate a dedicated funding source for the trust fund, accept
335 funds from other sources into the trust fund as available, establish procedures to disburse funds
336 to building owners and tenants, and develop a public education and outreach program to educate
337 building owners and tenants about clean energy technologies for heating.

338 (e) Between January 1, 2021 and December 31, 2030, the commonwealth, electric and
339 gas distribution companies, and municipal aggregators with certified clean energy plans shall
340 retrofit no fewer than 1,000,000 residential units and 300,000,000 square feet of commercial real
341 estate to be highly energy efficient and to use clean energy technologies, as defined in chapter
342 25D, for space heating and cooling and water heating and cooling. The department of energy
343 resources shall propose revisions and additions to the three-year energy efficiency plans adopted
344 under chapter 25 to meet these requirements, in consultation with the department of public
345 utilities, the electric and gas distribution companies, and municipal aggregators with certified
346 clean energy plans. The department of public utilities shall adopt such revisions and additions to
347 the three-year energy efficiency plans as are necessary to achieve the objectives of this section.

348 (f) After January 1, 2025, public or ratepayer funds shall not be used to subsidize the
349 installation of combustion-based heating systems.

350 (g) Nothing in this section shall prohibit the use of wood heating in residential buildings.

351 (h) The department of energy resources and the department of public utilities shall take
352 all actions necessary to achieve the objectives of this section. The provisions of this section shall
353 be legally enforceable by any citizen of the commonwealth.

354 (i) The department of energy resources may grant exemptions to the requirements of this
355 section, for a period of no longer than 3 years, for emergency services and for other energy uses
356 for which there is no feasible clean energy option. The department may renew exemptions for
357 subsequent 3-year periods. The department shall hold at least one public hearing before granting
358 or renewing an exemption

359 (j) In promulgating regulations to implement the requirements of this section, the
360 department of energy resources and the department of public utilities shall consider how to
361 minimize costs and maximize economic, social, public health, and environmental benefits for
362 residents of environmental justice populations, as defined in section 62 of chapter 30 of the
363 General Laws.

364 SECTION 7. Chapter 6C of the General Laws is hereby amended by inserting after
365 section 77 the following section:-

366 Section 78. 100 Percent Clean Transportation.

367 (a) The department of environmental protection shall adopt any revisions to the
368 California Low Emission Vehicle program authorized in chapter 111, sections 142A–142M, that
369 would increase the percentage of light-duty, medium-duty, and heavy-duty vehicle sales that are
370 zero emissions vehicles.

371 (b) All buses operated by regional transit authorities created under chapter 161B shall be
372 zero emission vehicles by January 1, 2040.

373 (c) The Massachusetts Bay Transportation Authority shall convert at least three
374 commuter rail lines to run on electric power by 2028, and convert all of its commuter rail lines to
375 run on electric power by 2035. Where feasible, the Massachusetts Bay Transportation Authority
376 shall combine the electrification of commuter rail lines with other infrastructure improvements
377 enabling fast, frequent, all-day transit service to communities throughout the Greater Boston
378 metropolitan region, including high-level platforms; the addition of second platforms; track,
379 signal, and switch upgrades; the addition of double track and triple track sections; and the
380 construction of new stations.

381 (d) There shall be a main streets office within the department of transportation. The office
382 shall provide technical assistance, training and funding for municipalities to reduce
383 transportation sector energy use and strengthen and revitalize their historic commercial districts
384 by: (1) improving pedestrian and bicycle infrastructure within commercial districts and
385 connecting commercial districts with other neighborhoods; (2) creating bus-only lanes to
386 enhance transit service to, from, and within commercial districts; (3) where appropriate, setting
387 aside portions of streets in commercial districts as pedestrian-only zones; (4) installing seating,
388 plantings, and other streetscape improvements in commercial districts; (5) modifying zoning
389 codes to allow for and encourage multi-family, mixed-use and transit-oriented development in
390 and near commercial districts; and (6) taking other actions to promote vibrant walkable,
391 bikeable, and transit-accessible neighborhoods where people live, work, shop, and socialize. The
392 main streets office shall designate a municipality as a main streets community when it has
393 demonstrated a commitment to the goals of the program by completing certain actions or

394 adopting certain bylaws and policies as determined by the office. The main streets office, in
395 consultation with other state agencies, shall offer enhanced funding opportunities for main streets
396 communities.

397 (e) The department of transportation and the department of environmental protection
398 shall take all actions necessary to achieve the objectives of this section. The provisions of this
399 section shall be legally enforceable by any citizen of the commonwealth.

400 (f) The department of transportation and the department of environmental protection may
401 grant exemptions to the requirements of this section, for a period of no longer than 3 years, for
402 emergency services and for other energy uses for which there is no feasible clean energy option.
403 The departments shall consider how the requirements of this section may apply to vehicles
404 traveling into the commonwealth from other states, and may exempt those vehicles from the
405 requirements of this section if those vehicles are not registered to owners in the commonwealth.
406 The departments may renew exemptions for subsequent 3-year periods. The departments shall
407 hold at least one public hearing before granting or renewing an exemption

408 (g) In promulgating regulations to implement the requirements of this section, the
409 department of transportation and the department of environmental protection shall consider how
410 to minimize costs and maximize economic, social, public health, and environmental benefits for
411 residents of environmental justice populations, as defined in section 62 of chapter 30 of the
412 General Laws.

413 SECTION 8. The provisions of this act shall become effective 90 days from the passage
414 of this act, except where otherwise specified.