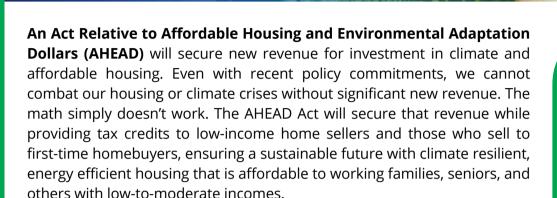
The AHEAD AC

Investing in Affordable Housing & Climate Resilience

Co-sponsor SD.846/HD.2997, by Sen. Eldridge & Rep. Montaño



The AHEAD Act will:

- Increase the deeds excise fee from 0.456% to 0.912% on property sales.
- Allocate 50% of increase to the Affordable Housing Trust Fund and to the Housing Preservation & Stabilization Fund, to preserve and expand affordable housing access.
- Allocate 50% of increase to the **Global Warming Solutions Trust** Fund, prioritizing investments in environmental justice communities.
- Create new tax credits for lowincome home sellers and for those who sell to first-time homebuyers, providing support and incentives to vulnerable families.

An Equitable Solution:

Massachusetts has one of the lowest deeds excise rates in the region. The AHEAD Act brings the Massachusetts excise fee into closer alignment with surrounding states.

- Affordable: Most homeowners only pay it once or twice in a lifetime and can amortize the cost over the life of a mortgage.
- Equitable: The largest responsibility lies with those buying and selling the most expensive properties and on investors who buy and sell properties frequently, including large scale office, commercial and luxury residential developments.

IMPACT



Generate over \$300 million in new annual revenue for

housing and climate investments.



Support new housing vouchers. construct or preserve thousands of new climate-

friendly housing units, & provide flexibility to cover emergency assistance needs.



Support large scale climate mitigation & adaptation

projects, such as, decarbonization of low- and moderate-income housing and protection of lowincome and coastal communities.

Current Deeds Excise Rates in the Region

Massachusetts Current —	\$4.56 per \$1,000
Massachusetts <i>Proposed</i>	\$9.12 per \$1,000
Connecticut	\$10.52 per \$1,000
Vermont	\$12.50 per \$1,000
New York —————	\$12.50 per \$1,000
New Hampshire ————	→ \$15 per \$1,000

For more information please contact us at AHEADcoalition@macdc.org.

