

# Why Massachusetts Needs Duplexes

## Duplexes Across the Commonwealth



Franklin, MA



Easthampton, MA



Marlborough, MA

### Did you know?

Several states across the country - including Vermont and Maine - allow duplexes wherever single-family homes are allowed.

Housing costs across Massachusetts are simply too high. There aren't enough homes which creates competition between residents for the few affordable options that are available.

While you can find duplexes in neighborhoods across Massachusetts, local zoning rules still limit opportunities for homebuilders to build new homes. By creating clear statewide standards, we can remove these barriers and give Massachusetts residents greater access to modestly sized homes in the neighborhood of their choice.

## The Path Forward for Duplexes

On July 23, the Massachusetts Senate passed S.3178, An Act Relative to Economic Development in the Commonwealth, which would allow duplexes to be built by-right on any residential lot where a single-family home is allowed. Under the proposal, municipalities can regulate duplexes in the same way they regulate single-family homes, provided that these rules are not used to block new homes.

## Benefits of Legalizing Duplexes

- 1. More Homes; More Choices:** In Massachusetts, the vast majority of homes that are available today are either detached single family homes or large apartment buildings. Expanding access to duplexes creates more choices for young people looking to purchase their first home, for seniors who want to live near their family, or for anyone looking for a new home in their current neighborhood.
- 2. Supporting the Next Generation:** More than half of the people who left Massachusetts in 2025 are between the ages of 26-44. Young, middle-aged, and working class families are moving away because it is so expensive to buy or rent a home here. Allowing duplexes will help lower costs by expanding home options and reducing the fierce competition driving up prices for single-family homes.
- 3. Growing our Economy:** Massachusetts cannot maintain a strong economy without enough homes for the people who power it. When we allow more homes to be built, people who grew up in Massachusetts, came here for an education, or relocated for a job opportunity can afford to build a career here, while businesses can afford to retain local talent.

➔ Learn more at [AbundantHousingMA.org](https://AbundantHousingMA.org)

