

**SENATE . . . . . No. 789**

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**The Commonwealth of Massachusetts**

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**In the Year Two Thousand Nine**  
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An Act relative to land use regulations.

*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. Notwithstanding any general or special law to the contrary no city or town  
2 of the Commonwealth shall enact, alter, or impose unfair and excessive land use regulations on  
3 individual landowners without compensation or other forms of relief.

4           Land use regulations shall include, zoning by-law changes that limit the use or potential  
5 uses of a piece of property, decisions by local boards and departments that limit the use or  
6 potential uses of property or any other local action that restricts the use of private property or by  
7 through its imposition reduces the fair market value of the piece of property.

8           Any landowner against whose property a land use regulation will affect shall be  
9 compensated for the loss of use, or potential uses as well as receive monetary compensation for  
10 the reduction in the fair market value of said property.