

**SENATE . . . . . No. 1107**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

***Bruce E. Tarr***

*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 relative to land use regulations.

PETITION OF:

NAME:

*Bruce E. Tarr*

DISTRICT/ADDRESS:

*First Essex and Middlesex*

**SENATE . . . . . No. 1107**

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By Mr. Tarr, a petition (accompanied by bill, Senate, No. 1107) of Bruce E. Tarr for legislation relative to land use regulations. Municipalities and Regional Government.

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[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE SENATE, NO. 976 OF 2013-2014.]

**The Commonwealth of Massachusetts**

\_\_\_\_\_  
**In the One Hundred and Eighty-Ninth General Court  
(2015-2016)**  
\_\_\_\_\_

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.