

SENATE No. 1107

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

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.

[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.