

# SENATE . . . . . No. 2333

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Text of amendment (1) (offered by Senator Tarr) to the Ways and Means amendment (Senate, No. 2311) promoting housing and sustainable development.

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## The Commonwealth of Massachusetts

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In the One Hundred and Eighty-Ninth General Court  
(2015-2016)  
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1 by inserting at the end thereof the following new section:-

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

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

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