

**HOUSE . . . . . No.**

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**The Commonwealth of Massachusetts**

PRESENTED BY:

*Jeffrey Rosario Turco*

*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 releasing certain land use restrictions held by the commonwealth in the city of Revere.

PETITION OF:

NAME:	DISTRICT/ADDRESS:	DATE ADDED:
<i>Jeffrey Rosario Turco</i>	<i>19th Suffolk</i>	<i>1/16/2025</i>

**HOUSE . . . . . No.**

[Pin Slip]

**The Commonwealth of Massachusetts**

**In the One Hundred and Ninety-Fourth General Court  
(2025-2026)**

An Act releasing certain land use restrictions held by the commonwealth in the city of Revere.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

1 Be it enacted by the Senate and House of Representatives in General Court assembled,  
2 and by the authority of the same, as follows:

3 SECTION 1. Notwithstanding any general or special law to the contrary, the  
4 commissioner of the division of capital asset management and maintenance may release the use  
5 restriction provision restricting the use of the parcel to parking purposes only, the use restriction  
6 provision restricting the owner of the land from using the parcel to enhance the permitted floor  
7 area ratio of any of the land owner’s adjacent property, and the right of reverter created pursuant  
8 to chapter 443 of the acts of 2004 and reserved through the release deed to Joseph A. Festa, Jr.  
9 and John V. Festa as trustees of the Festa Towers Irrevocable Trust, recorded on December 13,  
10 2006 with the Suffolk county registry of deeds in book 40922, page 303, pertaining to Lot “6A”  
11 in the city of Revere as shown on a plan recorded on December 13, 2006 with the Suffolk county  
12 registry of deeds in plan book 2006, page 1135.

13           SECTION 2. The consideration to be paid to the commonwealth for the conveyance  
14 authorized in section 1 shall be the full and fair market value of the aforementioned restrictions  
15 based upon an independent professional appraisal as determined by the commissioner of the  
16 division of capital asset management and maintenance. The inspector general shall review and  
17 approve the appraisal. Said inspector general shall prepare a report of their review of the  
18 methodology utilized for said appraisal and shall file the report with the commissioner for  
19 submission to the house and senate committees on ways and means and the chairs of the joint  
20 committee on state administration. Said commissioner shall, 30 days before the execution of any  
21 agreement authorized by this act, or any subsequent amendment thereof, submit the agreement or  
22 amendment and a report thereon to said inspector general for review and comment. Said  
23 inspector general shall issue their review and comment within 15 days of receipt of any  
24 agreement or amendment. Said commissioner shall submit the agreement and any subsequent  
25 amendments thereof, the reports and the comments of said inspector general, if any, to the house  
26 and senate committees on ways and means and the chairmen of the joint committee on state  
27 administration at least 15 days before execution.

28           SECTION 3. The owner of the land released shall assume all costs associated with  
29 engineering, surveys, appraisals, deed preparation and other expenses deemed necessary by the  
30 department to execute the conveyances authorized in this act.