

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

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**The Commonwealth of Massachusetts**

PRESENTED BY:

**Tarr, Bruce (SEN) (BY REQUEST)**

*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 passage of the accompanying bill:

**An Act relative to land use regulations**

PETITION OF:

NAME:

DISTRICT/ADDRESS:

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[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE SENATE, NO. S01202 OF .]

## The Commonwealth of Massachusetts

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In the Year Two Thousand and 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 uses of a  
5 piece of property, decisions by local boards and departments that limit the use or potential uses  
6 of property or any other local action that restricts the use of private property or by through its  
7 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 compensated for  
9 the loss of use, or potential uses as well as receive monetary compensation for the reduction in  
10 the fair market value of said property.