

**SENATE . . . . . No. 976**

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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 passage of the accompanying bill:

An Act relative to land use regulations.

PETITION OF:

NAME:

DISTRICT/ADDRESS:

*Bruce E. Tarr*

*First Essex and Middlesex*

*Richard J. Ross*

*Norfolk, Bristol and Middlesex*

**SENATE . . . . . No. 976**

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By Mr. Tarr, a petition (accompanied by bill, Senate, No. 976) of Bruce E. Tarr and Richard J. Ross for legislation relative to land use regulations. Municipalities and Regional Government.

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[SIMILAR MATTER FILED IN PREVIOUS SESSION  
SEE

□  
□ SENATE  
, NO. 1061 OF 2011-2012.]

**The Commonwealth of Massachusetts**

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**In the Year Two Thousand Thirteen**  
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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  
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.