

# SENATE NO. 1202

## 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 of the  
2 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  
5 a piece of property, decisions by local boards and departments that limit the use or potential  
6 uses of property or any other local action that restricts the use of private property or by through  
7 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 compensated  
9 for the loss of use, or potential uses as well as receive monetary compensation for the reduction  
10 in the fair market value of said property.