

HOUSE No. 3712

The Commonwealth of Massachusetts



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GOVERNOR

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KARYN POLITO
LIEUTENANT GOVERNOR

May 19, 2017

To the Honorable Senate and House of Representatives,

Pursuant to the provisions of Article II, Section 8, Paragraph 1, Clause (2) of the Amendments to the Constitution, as amended by Article LXXXIX, I am filing for your consideration the attached legislation entitled, "An Act Relative to the Release of a Restriction on Land in the City of Taunton."

The purpose of the legislation is to authorize DCAMM to release a use restriction and right of reverter affecting property at 777 Whittendon Street in Taunton in exchange for full and fair market value, as determined by the commissioner based on an independent appraisal.

This legislation would achieve this result and I urge your early and favorable consideration of this bill.

Respectfully submitted,

Charles D. Baker,
Governor

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Message from His Excellency the Governor recommending legislation relative to the release of a restriction on land in the city of Taunton.

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In the One Hundred and Ninetieth General Court
(2017-2018)

An Act relative to the release of a restriction on land in the city of Taunton.

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. (a) Notwithstanding sections 34 to 37 of chapter 7C of the General Laws,
2 or any other special or general laws to the contrary, the commissioner of the division of capital
3 asset management and maintenance may release a use restriction and right of reverter created
4 pursuant to chapter 297 of the acts of 1952 and reserved in a deed recorded with the Northern
5 Bristol County registry of deeds in book 1108, page 226 affecting the single family residential
6 property located at 777 Whittendon Street in the city of Taunton.

7 (b) The consideration for the release shall be the full and fair market value thereof as
8 determined by the commissioner of the division of capital asset management and maintenance
9 based on an independent professional appraisal. The commissioner shall submit the appraisal to
10 the inspector general for review and comment. The inspector general shall review such appraisal
11 and the review shall include an examination of the methodology utilized for the appraisal. The
12 inspector general shall prepare a report of such review and file the report with the commissioner.
13 The commissioner shall submit copies of the appraisals and the inspector general's review and

14 approval and comments, if any, to the house and senate committees on ways and means and the
15 joint committee on state administration and regulatory oversight prior to the execution of any
16 documents effecting the transfers described in this section.

17 (c) The owner of the land released shall assume all costs associated with engineering,
18 surveys, appraisals, deed preparation and other expenses deemed necessary by the commissioner
19 of the division of capital asset management and maintenance to execute the conveyances
20 authorized in this section.

21 SECTION 2. This act shall take effect upon its passage.