

Bond Case Briefs

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Styller v. Zoning Board of Appeals of Lynnfield

Supreme Judicial Court of Massachusetts, Suffolk - June 7, 2021 - N.E.3d - 487 Mass. 588 - 2021 WL 2308296

Property owner brought action challenging town zoning board's decision that short-term rentals of owner's single-family residence constituted an unauthorized additional use of the property as a "tourist home" or "lodging house" that was prohibited before town adopted new zoning bylaw that expressly barred such short-term rentals in single-residence zoning districts.

After owner sold the residence affirmed the board's decision. Owner appealed, and case was transferred from the Appeals Court.

The Supreme Judicial Court held that:

- Property owner had standing to continue action, even after sale of residence;
- Action was not rendered moot by sale of residence; and
- Short-term rentals did not qualify as prior nonconforming use that was exempt from new bylaw barring such rentals.