

**LEGISLATIVE SERVICES AGENCY
OFFICE OF FISCAL AND MANAGEMENT ANALYSIS**

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FISCAL IMPACT STATEMENT

LS 7236

BILL NUMBER: HB 1328

NOTE PREPARED: Jan 6, 2021

BILL AMENDED:

SUBJECT: Subdividing Land.

FIRST AUTHOR: Rep. Ellington

FIRST SPONSOR:

BILL STATUS: As Introduced

FUNDS AFFECTED: **GENERAL**
 DEDICATED
 FEDERAL

IMPACT: Local

Summary of Legislation: This bill requires a unit to allow a property owner to subdivide the owner's property by deed if certain requirements are met. It requires the property owner to file an application with the plan commission accompanied by a plat drawing, the recorded deed of the parent parcel, and any application fee.

The bill provides that the application must be reviewed and approved by the plan commission staff or the plan director, without a public hearing or the approval of the plan commission. It provides that approval of the application does not exempt the property owner from complying with any other requirements regarding construction of a new residential home, including obtaining a building permit.

The bill also provides that if the number of lots that are created by the subdivision make the provisions of the subdivision ordinance applicable, the property owner must comply with the ordinance, except for any provisions controlling lot size.

Effective Date: July 1, 2021.

Explanation of State Expenditures:

Explanation of State Revenues:

Explanation of Local Expenditures: The bill could result in a minimal workload increase for county plan commission staff to review and consider the applications to subdivide that are permitted under this bill.

Explanation of Local Revenues:

State Agencies Affected:

Local Agencies Affected: County plan commissions.

Information Sources:

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