

HOUSE BILL No. 1128

DIGEST OF INTRODUCED BILL

Citations Affected: IC 36-7-4.

Synopsis: Construction permits. Provides that a local unit may not require, as a condition precedent to granting, issuing, or approving certain permits and certificates for any Class 1 or Class 2 structures, completion of work upon which the performance bond or other surety was obtained prior to recording the secondary plat. Requires a local governmental agency to issue certain permits to a person not later than 10 business days after the person has filed a completed application and meets all required conditions, in certain instances.

Effective: July 1, 2019.

Miller D

January 7, 2019, read first time and referred to Committee on Local Government.



First Regular Session of the 121st General Assembly (2019)

PRINTING CODE. Amendments: Whenever an existing statute (or a section of the Indiana Constitution) is being amended, the text of the existing provision will appear in this style type, additions will appear in **this style type**, and deletions will appear in ~~this style type~~.

Additions: Whenever a new statutory provision is being enacted (or a new constitutional provision adopted), the text of the new provision will appear in **this style type**. Also, the word **NEW** will appear in that style type in the introductory clause of each SECTION that adds a new provision to the Indiana Code or the Indiana Constitution.

Conflict reconciliation: Text in a statute in *this style type* or ~~this style type~~ reconciles conflicts between statutes enacted by the 2018 Regular and Special Session of the General Assembly.

HOUSE BILL No. 1128

A BILL FOR AN ACT to amend the Indiana Code concerning local government.

Be it enacted by the General Assembly of the State of Indiana:

1 SECTION 1. IC 36-7-4-709, AS AMENDED BY P.L.135-2017,
2 SECTION 3, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
3 JULY 1, 2019]: Sec. 709. (a) Secondary approval under section 710 of
4 this chapter may be granted to a plat for a subdivision in which the
5 improvements and installations have not been completed as required
6 by the subdivision control ordinance, if:
7 (1) the applicant provides a bond, or other proof of financial
8 responsibility as prescribed by the legislative body in the
9 subdivision control ordinance, that:
10 (A) is an amount determined by the plan commission or plat
11 committee to be sufficient to complete the improvements and
12 installations in compliance with the ordinance; and
13 (B) provides surety satisfactory to the plan commission or plat
14 committee; or
15 (2) with respect to the installation or extension of water, sewer, or
16 other utility service:
17 (A) the applicant shows by written evidence that it has entered



1 into a contract with the political subdivision or utility
2 providing the service; and

3 (B) the plan commission or plat committee determines based
4 on written evidence that the contract provides satisfactory
5 assurance that the service will be installed or extended in
6 compliance with the subdivision control ordinance.

7 (b) Any money received from a bond or otherwise shall be used only
8 for making the improvements and installations for which the bond or
9 other proof of financial responsibility was provided. This money may
10 be used for these purposes without appropriation. The improvement or
11 installation must conform to the standards provided for such
12 improvements or installations by the municipality in which it is located,
13 as well as the subdivision control ordinance.

14 (c) The plan commission shall, by rule, prescribe the procedure for
15 determining whether all improvements and installations have been
16 constructed and completed as required by the subdivision control
17 ordinance. The rule must designate the person or persons responsible
18 for making the determination.

19 (d) As used in this section, "land developer" has the meaning set
20 forth in IC 6-1.1-4-12(a).

21 (e) As used in this section, "under development" means a situation
22 with respect to land in which a primary plat has been filed and
23 approved and work has commenced to make substantive physical
24 improvements to the land, excluding any work performed for the
25 purpose of preparing the land.

26 (f) Notwithstanding subsection (a), a local unit may not adopt or
27 enforce an ordinance, rule, or other policy requiring a land developer
28 of Class 1 or Class 2 structures to do any of the following:

29 (1) Obtain a performance bond or other surety before the date on
30 which the land developer records an approved secondary plat.
31 However, a local unit may require the land developer to obtain a
32 performance bond or other surety before an approved secondary
33 plat is recorded if the area under development is:

34 (A) within the existing public right-of-way; or

35 (B) related to erosion control.

36 (2) Obtain a maintenance bond that has an effective period greater
37 than three (3) years.

38 (g) After a secondary plat is approved, a local unit may require, as
39 a condition precedent to recording the secondary plat, that the land
40 developer obtain a performance bond or other surety for any
41 incomplete or unfinished streets, sanitary piping, storm water piping
42 systems, water mains, sidewalks and ornamental landscaping in



1 common areas, and erosion control that:

2 (1) are:

3 (A) in the approved development; or

4 (B) required to service the approved development; and

5 (2) are included within:

6 (A) the legal description of the recorded plat; or

7 (B) a section in the legal description of the recorded plat;

8 identified in the land developer's secondary plat filing.

9 (h) Any ordinance, rule, or policy requiring a land developer to
10 obtain a performance bond or other surety under subsection (g) must
11 include a provision for:

12 (1) the release of a performance bond or other surety upon
13 completion to the satisfaction of the local unit of the subject
14 matter upon which the performance bond or other surety was
15 obtained; and

16 (2) the partial release of the performance bond or other surety on
17 an annual or on a more frequent basis in accordance with a partial
18 release schedule agreed to in a signed writing by:

19 (A) the local unit, or the local unit's designated official or
20 body; and

21 (B) the land developer or the land developer's designated
22 agent;

23 before or during development.

24 (i) A performance bond or other surety requirement under
25 subsection (f)(1) or subsection (g):

26 (1) must be based on a value provided for in an engineer's
27 estimate or an actual contract amount, if available, to complete:

28 (A) the portion of the area or improvement of the project; or

29 (B) the designated section in the project;

30 being bonded;

31 (2) may be based on an amount in excess of the full value of the
32 engineer's estimate or actual contract amount, as appropriate,
33 provided that any excess amount is based upon a reasonable
34 adjustment for the estimated cost of inflation of materials and
35 labor encompassed within the subject matter of the performance
36 bond or other surety; and

37 (3) may not include any land that is not under development at the
38 time the bond or other surety is required, such as sections of
39 adjacent or contiguous land that remain undeveloped, except to
40 the extent that the land not then under development is used to
41 access the site or provide utilities or other necessary services to
42 the land that is under development.



1 (j) A local unit may not require, as a condition precedent to
2 granting, issuing, or approving for any Class 1 or Class 2
3 structures:

- 4 (1) a building permit;
5 (2) an improvement location permit;
6 (3) a certificate of occupancy; or
7 (4) a structural building permit;

8 **the completion of the subject matter upon which the performance**
9 **bond or other surety was obtained under subsection (g).**

10 SECTION 2. IC 36-7-4-1109, AS AMENDED BY P.L.211-2017,
11 SECTION 2, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE
12 JULY 1, 2019]: Sec. 1109. (a) As used in this section, "local
13 governmental agency" includes any agency, officer, board, or
14 commission of a local unit of government that may issue:

- 15 (1) a permit; or
16 (2) an approval of a land use or an approval for the construction
17 of a development, a building, or another structure.

18 (b) As used in this section, "permit" means any of the following:

- 19 (1) An improvement location permit.
20 (2) A building permit.
21 (3) A certificate of occupancy.
22 (4) Approval of a site-specific development plan.
23 (5) Approval of a primary or secondary plat.
24 (6) Approval of a contingent use, conditional use, special
25 exception or special use.
26 (7) Approval of a planned unit development.

27 (c) If a person files a complete application as required by the
28 effective ordinances or rules of a local unit of government or a local
29 governmental agency for a permit with the appropriate local
30 governmental agency, the granting of the permit, and the granting of
31 any secondary, additional, or related permits or approvals required
32 from the same local governmental agency with respect to the general
33 subject matter of the application for the first permit, are governed for
34 at least three (3) years after the person applies for the permit by the
35 statutes, ordinances, rules, development standards, and regulations in
36 effect and applicable to the property when the application is filed, even
37 if before the issuance of the permit or while the permit approval
38 process is pending, or before the issuance of any secondary, additional,
39 or related permits or approvals or while the secondary, additional, or
40 related permit or approval process is pending, the statutes, ordinances,
41 rules, development standards, or regulations governing the granting of
42 the permit or approval are changed by the general assembly or the



1 applicable local legislative body or regulatory body, regardless of
 2 whether such changes in the statutes, ordinances, rules, development
 3 standards, or regulations are part of a zoning ordinance, a subdivision
 4 control ordinance, or a statute, ordinance, or regulation that is based on
 5 the general police powers of the local unit of government. However,
 6 this subsection does not apply if the development or other activity to
 7 which the permit relates is not completed within ten (10) years after the
 8 development or activity is commenced.

9 (d) Subsection (e) applies if:

10 (1) either:

11 (A) a local governmental agency issues to a person a permit or
 12 grants a person approval for the construction of a
 13 development, a building, or another structure; or

14 (B) a permit or approval is not required from the local
 15 governmental agency for the construction of the development,
 16 building, or structure;

17 (2) before beginning the construction of the development,
 18 building, or structure, the person must obtain a permit or approval
 19 for the construction of the development, building, or structure
 20 from a state governmental agency; and

21 (3) the person has applied for the permit or requested the approval
 22 for the construction of the development, building, or structure
 23 from the state governmental agency within ninety (90) days of
 24 issuance of the permit by the local governmental agency.

25 (e) Subject to subsection (f), if the conditions of subsection (d) are
 26 satisfied:

27 (1) a permit or approval issued or granted to a person by the local
 28 governmental agency for the construction of the development,
 29 building, or structure; or

30 (2) the person's right to construct the development, building, or
 31 structure without a permit or approval from the local
 32 governmental agency;

33 is governed for at least three (3) years after the person applies for the
 34 permit by the statutes, ordinances, rules, development standards,
 35 regulations, and approvals in effect and applicable to the property when
 36 the person applies for the permit or requests approval from the state
 37 governmental agency for the construction of the development, building,
 38 or structure, even if before the commencement of the construction or
 39 while the permit application or approval request is pending with the
 40 state governmental agency the statutes governing the granting of the
 41 permit or approval from the local governmental agency are changed by
 42 the general assembly or the ordinances, rules, development standards,



1 or regulations of the local unit of government or the local governmental
2 agency are changed by the applicable local legislative body or
3 regulatory body, regardless of whether such changes in the statutes,
4 ordinances, rules, development standards, or regulations are part of a
5 zoning ordinance, a subdivision control ordinance, or a statute,
6 ordinance, or regulation that is based on the general police powers of
7 the local unit of government. However, this subsection does not apply
8 if the development or other activity to which the permit or approval
9 request relates is not completed within ten (10) years after the
10 development or activity is commenced.

11 (f) Subsection (d) does not apply to property when it is
12 demonstrated by the local or state governmental agency that the
13 construction of the development, building, or structure would cause
14 imminent peril to life or property.

15 (g) This section does not apply to building codes under IC 22-13.

16 (h) The following provision is considered to be included in any
17 regulation adopted under section 601(d)(2)(B) of this chapter that sets
18 forth requirements for signs:

19 "The owner of any sign that is otherwise allowed by this
20 regulation may substitute noncommercial copy in place of any
21 other commercial or noncommercial copy. This substitution of
22 copy may be made without the issuance of any additional permit
23 by a local government agency. The purpose of this provision is to
24 prevent any inadvertent favoring of commercial speech over
25 noncommercial speech, or the favoring of any particular
26 noncommercial message over any other noncommercial message.
27 This provision prevails over any more specific provision in this
28 regulation to the contrary."

29 **(i) Notwithstanding any other law, a local governmental agency**
30 **must, not later than ten (10) business days after a person has filed**
31 **a complete application as required under subsection (c) and meets**
32 **all conditions required under this chapter and any other statute,**
33 **issue the permit to the person.**

