

***Local Government & Housing
Committee***

HB 1534

Brief Description: *Changing the number of lots, tracts, or parcels that may be regulated as short subdivisions.*

Sponsors: *Representatives Mielke, Grant and Mulliken.*

Brief Summary of Bill

- *Changes definition of "subdivision" to a land division of 10 or more lots, tracts, parcels, sites or divisions and makes corresponding change short subdivision definition.*
- *Requires all counties, cities, and towns to increase to nine the number of lots, tracts, or parcels regulated as short subdivisions.*

Hearing Date: *2/12/01*

Staff: *Caroleen Dineen (786-7156).*

Background:

A property owner generally must have a proposed land division reviewed by the county, city, or town in which the land is located pursuant to a local short subdivision or subdivision ordinance. Certain types of land divisions are exempt from statutory subdivision requirements.

Subdivisions are defined as land divisions resulting in five or more lots, tracts or parcels. A short subdivision is as a land division or redivision resulting in four or fewer lots, tracts parcels, sites or divisions. A short subdivision containing fewer than four lots may be altered to create up to four lots within the original short plat boundaries.

A city or town may provide by local ordinance for short subdivision of up to nine lots, tracts or parcels. Counties are not authorized to increase the number of lots, tracts, or

parcels in a short subdivision by local ordinance.

Summary of Bill:

"Subdivision" is defined as a land division of ten or fewer lots, tracts, parcels, sites, or divisions for the purpose of sale, lease, or transfer of ownership. The definition of "short subdivision" is changed to nine or fewer lots, tracts, parcels, sites, or divisions to correspond to the new subdivision definition.

Counties, cities, and towns are required to increase to nine the number of lots, tracts, or parcels to be regulated as short subdivisions.

Appropriation: None.

Fiscal Note: Requested on February 9, 2001.

Effective Date: Ninety days after adjournment of session in which bill is passed.