

**REVENUE: No revenue impact**

**FISCAL: No fiscal impact**

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**Action:** Do Pass and Be Referred to the Committee on Revenue

**Vote:** 4 - 0 - 3

**Yeas:** Boquist, Clem, Macpherson, Roblan

**Nays:** 0

**Exc.:** Dingfelder, Maurer, Smith P.

**Prepared By:** Beth Patrino, Administrator

**Meeting Dates:** 4/30

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**WHAT THE MEASURE DOES:** Imposes limits on property line adjustments. Provides that property line adjustment does not partition land.

**ISSUES DISCUSSED:**

- *Phillips v. Polk County* decision of Land Use Board of Appeals
- Reasons for lot line adjustments

**EFFECT OF COMMITTEE AMENDMENT:** No amendment.

**BACKGROUND:** A property line adjustment involves taking a common boundary between two tracts of land and moving it one way or the other. It can be done between two different owners or between two lots owned by the same person. In a recent decision, the Land Use Board of Appeals ruled that a property line adjustment is a partition if either of the two parcels involved is smaller than the minimum lot size in the zone before or after the adjustment is done. HB 3549 establishes that a property line adjustment does not partition land and establishes limits on those adjustments.