

PRELIMINARY STAFF MEASURE SUMMARY

CARRIER:

Senate Committee on Environment and Natural Resources

REVENUE: Minimal revenue impact

FISCAL: No Fiscal Impact

SUBSEQUENT REFERRAL TO:

Action:

Vote:

Yeas:

Nays:

Exc.:

Prepared By: Beth Reiley, Administrator

Meeting Dates: 6/1

Ayes, 40; Nays, 18--Barreto, Bentz, Boone, Davis, Esquivel, Hack, Hayden, Heard, Krieger, McLane, Nearman, Olson, Parrish, Sprenger, Weidner, Whisnant, Whitsett, Wilson; Excused, 2

WHAT THE MEASURE DOES: Defines terms. Modernizes language. Prohibits property line adjustment on land zoned for exclusive farm use, forest use or mixed farm and forest use for being used to adjust property line that resulted from subdivision or part ion authorized by waiver so that any unit of land affected is larger than: two acres if land is high-value farmland or forestland or is within ground water restricted area; or five acres if land is not high-value farmland or forestland or is within ground water restricted area.

ISSUES DISCUSSED:

EFFECT OF COMMITTEE AMENDMENT:

BACKGROUND:

Ballot Measure 37 (2004) required that a property owner be paid compensation for reduced property value resulting from a state or local land use regulation that took effect after the claimant took ownership of the property. Ballot Measure 49 (2007) stipulated that all compensation under Ballot Measure 37 would be in the form of buildable home sites (no commercial or industrial claims would be approved) and limited claims made under Ballot Measure 37 to no more than 10 home sites.

House Bill 2831 would prohibit property line adjustments on land zoned for exclusive farm use, forest use or mixed farm and forest use resulting from a subdivision or partition authorized by a waiver under specified circumstances.