

Fiscal: No Fiscal Impact

Revenue: Has minimal revenue impact

Action Date: 06/01/15

Action: Do Pass.

Meeting Dates: 06/01

Vote:

Yeas: 4 - Dembrow, Edwards, Prozanski, Thomsen

Exc: 1 - Olsen

Prepared By: Beth Reiley, Committee Administrator

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 to adjust property line that resulted from subdivision or partition 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 within ground water restricted area.

ISSUES DISCUSSED:

- How property line adjustment provisions work relative to Ballot Measure 49 (2007) authorizations
- Legislative intent of Measure 49 (2007)

EFFECT OF COMMITTEE AMENDMENT:

No 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.