

**HB 3055 STAFF MEASURE SUMMARY**

**House Committee On Energy and Environment**

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**Prepared By:** Beth Reiley, LPRO Analyst

**Meeting Dates:** 3/15, 3/22

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**WHAT THE MEASURE DOES:**

Clarifies current law that restricts the use of property line adjustments on high value farm and forest lands or within a ground water restricted area where land unit is the result of a subdivision or partition authorized by a waiver. For two-acre land units, requires that unit before the adjustment is two acres in size or smaller. For five-acre land units, requires that unit before the adjustment is five acres or smaller.

*REVENUE: No revenue impact*

*FISCAL: No fiscal impact*

**ISSUES DISCUSSED:**

**EFFECT OF 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. The Legislature enacted House Bill 2831 (2015) which prohibited property line adjustments on land zoned for exclusive farm use resulting from a subdivision or partition authorized by a waiver so the unit of land affected by the adjustment is larger than two acres if high value farm or forest land, or within a ground water restricted area; or five acres if the unit is not high value farm or forest land, or within a ground water restricted area. There has been some irregularity in how this has been interpreted on a county by county basis. House Bill 3055 clarifies that a land owner is still allowed to seek a property line adjustment on the larger remnant of their land that was previously adjusted, but the smaller two and five acre units are not allowed to be expanded using the property line adjustment process.

House Bill 3055 would clarify current law that requires for two-acre land units, that unit before the adjustment is two acres in size or smaller, and for five-acre land units, that unit before the adjustment is five acres or smaller.