

**HB 2312 STAFF MEASURE SUMMARY**

**Carrier:** Rep. Evans

**House Committee On Rules**

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**Action Date:** 04/01/21

**Action:** Do Pass.

**Vote:** 7-0-0-0

**Yeas:** 7 - Bonham, Drazan, Fahey, Holvey, Salinas, Smith Warner, Zika

**Fiscal:** Has minimal fiscal impact

**Revenue:** No revenue impact

**Prepared By:** Melissa Leoni, LPRO Analyst

**Meeting Dates:** 3/16, 4/1

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**WHAT THE MEASURE DOES:**

Establishes that a lawfully created unit of land remains a lawfully established unit of land following a circuit court judgment that relocates a property line if the judgment: resolves a boundary line dispute; adjudicates a party's rights to title and possession; includes a legal description of the relocated property line; is not subject to further appeal; and is duly recorded. Establishes that a lawfully created unit of land remains a lawfully established unit of land following a circuit court judgment that relocates the property line without regard to whether: the relocated property line could have been established through procedures authorized by city or county; either party subsequently relocates property line; or any unit of land complies with minimum lot or parcel size. Requires applications for land use and zoning permits to be decided based on relocated property lines and not be denied based solely upon the judgment. Makes changes applicable to relocations of property lines by circuit court judgments that were entered before, on, or after effective date.

**ISSUES DISCUSSED:**

- Property example that inspired the measure

**EFFECT OF AMENDMENT:**

No amendment.

**BACKGROUND:**

A lawfully created lot or parcel of real property currently remains intact unless it is subdivided or relevant lot lines are vacated. House Bill 2312 provides that lawfully created units of land with property lines that have been relocated pursuant to a circuit court judgment may also remain intact without additional validating procedures, and prohibits denying permits because of the judicial boundary change.