

Submitter: Christy Gmeiner

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: SB974

I am writing in strong support of SB 974-1, which is a crucial step toward streamlining land use approvals, reducing red tape, and lowering costs for development. The current system is bogged down by unnecessary delays, unpredictable processes, and excessive requirements that hinder progress. This bill provides much-needed reform to ensure efficient, timely, and fair approvals.

Key provisions of SB 974-1 will directly improve the process by:

Simplifying Land Use Decisions – Reducing bureaucracy will accelerate development timelines and make the process more predictable.

Implementing a 120-Day Shot Clock for Approvals – Creating clear deadlines ensures that permits and engineering approvals move forward without unnecessary delays.

Eliminating Unnecessary Aesthetic Design Reviews – Removing subjective design reviews for house plans prevents unnecessary holdups and allows projects to proceed faster.

Discouraging Frivolous Appeals – Requiring reimbursement of legal and engineering fees will help prevent unnecessary delays that increase costs and stall progress.

This bill is critical to increasing efficiency, improving housing supply, and ensuring that projects are not held up by unnecessary red tape.

Thank you for your time and consideration.