HB 3055   STAFF MEASURE SUMMARY   **Carrier:** Sen. Olsen

Senate Committee On Environment and Natural Resources

Action Date:	05/04/17
Action:	Do pass.
Vote:	4-0-1-0
Yeas:	4 - Baertschiger Jr, Dembrow, Prozanski, Roblan
Exc:	1 - Olsen
Fiscal:	No fiscal impact
Revenue:	No revenue impact
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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.

ISSUES DISCUSSED:
- Measure to address unintended consequence of House Bill 2831 (2015) that allows creation of additional lots
- Different county interpretations of House Bill 2831

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 Legislative Assembly 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 variability in how counties have interpreted this prohibition.

House Bill 3055 would clarify 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.