

### Fiscal Estimate - 2015 Session

Original     
  Updated     
  Corrected     
  Supplemental

<b>LRB Number</b> <b>15-4105/1</b>	<b>Introduction Number</b> <b>SB-479</b>				
<b>Description</b> Authorizing towns located in populous counties to withdraw from county zoning; requiring certain towns to enact a zoning ordinance and a comprehensive plan; removing plat and certified survey map approval authority from a county if the town in which the subdivision or land is located has withdrawn from county zoning; farmland preservation ordinances of towns that withdraw from county zoning and eligibility in those towns for the farmland preservation tax credit; and prohibiting restrictions on land that is not shoreland or that is not within a floodplain					
<b>Fiscal Effect</b>  <b>State:</b> <input type="checkbox"/> No State Fiscal Effect <input type="checkbox"/> Indeterminate <input type="checkbox"/> Increase Existing Appropriations <input type="checkbox"/> Increase Existing Revenues <input type="checkbox"/> Increase Costs - May be possible to absorb within agency's budget <input type="checkbox"/> Decrease Existing Appropriations <input type="checkbox"/> Decrease Existing Revenues <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Create New Appropriations <input type="checkbox"/> Decrease Costs					
<b>Local:</b> <input type="checkbox"/> No Local Government Costs <input checked="" type="checkbox"/> Indeterminate 1. <input type="checkbox"/> Increase Costs      3. <input type="checkbox"/> Increase Revenue <input type="checkbox"/> Permissive <input type="checkbox"/> Mandatory <input type="checkbox"/> Permissive <input type="checkbox"/> Mandatory 2. <input type="checkbox"/> Decrease Costs      4. <input type="checkbox"/> Decrease Revenue <input type="checkbox"/> Permissive <input type="checkbox"/> Mandatory <input type="checkbox"/> Permissive <input type="checkbox"/> Mandatory 5. Types of Local Government Units Affected <input checked="" type="checkbox"/> Towns <input type="checkbox"/> Village <input type="checkbox"/> Cities <input checked="" type="checkbox"/> Counties <input type="checkbox"/> Others <input type="checkbox"/> School Districts <input type="checkbox"/> WTCS Districts					
<table style="width: 100%;"> <tr> <td style="width: 50%;"><b>Fund Sources Affected</b></td> <td style="width: 50%;"><b>Affected Ch. 20 Appropriations</b></td> </tr> <tr> <td> <input type="checkbox"/> GPR    <input type="checkbox"/> FED    <input type="checkbox"/> PRO    <input type="checkbox"/> PRS    <input type="checkbox"/> SEG    <input type="checkbox"/> SEGS         </td> <td></td> </tr> </table>		<b>Fund Sources Affected</b>	<b>Affected Ch. 20 Appropriations</b>	<input type="checkbox"/> GPR <input type="checkbox"/> FED <input type="checkbox"/> PRO <input type="checkbox"/> PRS <input type="checkbox"/> SEG <input type="checkbox"/> SEGS	
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<b>Agency/Prepared By</b>	<b>Authorized Signature</b>	<b>Date</b>			
DOA/ Zolonda Eubanks (608) 266-6497	Colleen Holtan (608) 266-1359	2/10/2016			

## Fiscal Estimate Narratives

DOA 2/10/2016

LRB Number	<b>15-4105/1</b>	Introduction Number	<b>SB-479</b>	Estimate Type	<b>Original</b>
<b>Description</b> Authorizing towns located in populous counties to withdraw from county zoning; requiring certain towns to enact a zoning ordinance and a comprehensive plan; removing plat and certified survey map approval authority from a county if the town in which the subdivision or land is located has withdrawn from county zoning; farmland preservation ordinances of towns that withdraw from county zoning and eligibility in those towns for the farmland preservation tax credit; and prohibiting restrictions on land that is not shoreland or that is not within a floodplain					

### Assumptions Used in Arriving at Fiscal Estimate

Senate Bill 479 authorizes towns in a populous county to withdraw from county zoning and the county development plan. It would also require towns to enact a zoning ordinance, comprehensive plan and official map if they request to withdraw from the county zoning and its development plan.

Changes proposed under the bill may require counties and towns to incur costs for amendments to or the development of a zoning ordinance, comprehensive plan and official map. A county from which one or more towns withdraws from county planning and zoning would likely have decreased revenues that may not be commensurate with a reduction in costs associated with the withdrawal(s) and may impact the county's ability to sustain a planning department. A town that withdraws from county planning and zoning would likely have increased costs and revenues as a result of performing the planning and zoning functions. It is not possible to estimate the number of towns that may enact an ordinance withdrawing from coverage of a county zoning ordinance and a county development plan as permitted under the bill; therefore, the amounts associated with these changes are indeterminate.

### Long-Range Fiscal Implications

Indeterminate.