

Fiscal Estimate - 2023 Session

Original
 Updated
 Corrected
 Supplemental

LRB Number 23-0585/1	Introduction Number AB-0266
Description judicial review of local governmental decisions related to certain land development, local approval of residential housing development, and amendment of zoning ordinances	
Fiscal Effect State: <input checked="" 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	
Local: <input type="checkbox"/> No Local Government Costs <input checked="" type="checkbox"/> Indeterminate 1. <input type="checkbox"/> Increase Costs 3. <input type="checkbox"/> Increase Revenue 5. Types of Local Government Units Affected <input type="checkbox"/> Permissive <input type="checkbox"/> Mandatory <input type="checkbox"/> Permissive <input type="checkbox"/> Mandatory <input checked="" type="checkbox"/> Towns <input checked="" type="checkbox"/> Village <input checked="" type="checkbox"/> Cities 2. <input type="checkbox"/> Decrease Costs 4. <input type="checkbox"/> Decrease Revenue <input checked="" type="checkbox"/> Counties <input type="checkbox"/> Others <input type="checkbox"/> Permissive <input type="checkbox"/> Mandatory <input type="checkbox"/> Permissive <input type="checkbox"/> Mandatory <input type="checkbox"/> School Districts <input type="checkbox"/> WTCS Districts	
Fund Sources Affected Affected Ch. 20 Appropriations <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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Date 5/22/2023	

Fiscal Estimate Narratives

DOR 5/22/2023

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Assumptions Used in Arriving at Fiscal Estimate

The bill requires political subdivisions to approve certain permit applications related to residential housing development that are consistent with certain local requirements and limits the authority of a political subdivision to impose a supermajority requirement for a zoning ordinance amendment. The bill also specifies procedures that apply to judicial review of certain local determinations related to land use.

The bill would have an indeterminate effect on the supply of residential housing. Based on statewide real estate transfer data, and a predominate residential single-family use, the average land only transaction price has risen from \$64,300 in 2010 to \$108,400 in 2022. Average transaction prices varied by county.

In Dane County, the average transaction price rose from \$103,400 to \$221,500 in 2022. In Waukesha County, average transaction prices rose from \$124,000 in 2010 to \$207,400 in 2021 while falling to \$202,300 in 2022. Comparatively, for Brown County average transaction prices rose from \$54,000 in 2010 to \$105,900 in 2021 while falling to \$96,700 in 2022. In La Crosse County, average transaction prices rose from \$56,300 in 2010 to \$99,800 in 2022.

Multi-family transaction prices varied due to characteristics of specific developments, such as property size, of which are not all reported in the data. However, statewide multi-family transactions were 64 in 2010 and peaked at 154 in 2021 while declining slightly to 109 in 2022.

The department does not have any administrative costs associated with the bill.

Long-Range Fiscal Implications