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SB 5638 - H AMD 428 RULED BEYOND SCOPE 4-17-93

2 By Representative Stevens and others

3 On page 3, after line 2, insert the following:

4 "NEW SECTION. **Sec. 2.** Local governments shall provide prior
5 notice to private property owners, in clear language that is
6 understandable to the average reader, of proposed land use actions
7 by local governments that will affect the existing use of property
8 and operate to reduce the value of the property. The notice shall
9 describe the potential impact on specific property taxes and
10 overall tax revenues of local governments, and the potential impact
11 on the affordability of local housing. The notice shall also
12 include a clear statement of "standing," an explanation of the
13 effect on the property owner of having and of not having standing,
14 what the property owner must do to ensure that he or she has
15 standing, including the procedure for obtaining standing, and the
16 address and deadline for submitting written statements to the local
17 government concerning any proposed land use action.

18 A person has standing to contest a land use action if the
19 person submits a written statement to a city or county legislative
20 body that concerns the action being considered or taken by the
21 legislative body or expresses a desire or demand for standing with
22 respect to the action.

23 Land use actions subject to the requirements of this section
24 include, but are not limited to, adoption or amendment of
25 comprehensive land use plans, development regulations, building
26 codes, zoning actions, designations of open space or wetlands,
27 environmental determinations, and any other governmental policies
28 or practices regarding land use that affect the use of property and
29 operate to reduce the value of the property."

EFFECT: Requires local governments to notify private property owners of proposed land use actions by local governments, and specifies owners who have standing to contest such an actions.

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