

FINAL BILL REPORT

SSB 5869

C 190 L 24
Synopsis as Enacted

Brief Description: Concerning rural fire district stations.

Sponsors: Senate Committee on Local Government, Land Use & Tribal Affairs (originally sponsored by Senators Short, Lovelett, Dozier, Nobles, Shewmake, Torres, Wagoner and Warnick).

Senate Committee on Local Government, Land Use & Tribal Affairs
House Committee on Local Government

Background: Subdivisions and Plats. The state subdivision law governs the manner in which cities and counties administer the division of land into parcels for sale, lease, or other transfers of ownership. When the division is of four or fewer parcels, it is considered a short subdivision. State law requires cities and counties to establish systems for short subdivisions, but leaves the details largely up to city or county control. Once established, all long and short subdivisions are subject to certain statutory requirements.

Current law allows nine exceptions to the requirements of the state subdivision law:

- property divisions for cemeteries and burial plots;
- certain divisions of five acres or larger;
- divisions resulting from a will or inheritance;
- certain divisions for industrial or commercial use;
- certain divisions by lease where no residential structures other than mobile homes, tiny houses or tiny houses with wheels, or trailers will be placed on the land;
- divisions to adjust boundaries;
- certain divisions for condominium developments;
- divisions for property leases for personal wireless services facilities; and
- divisions for consumer-owned or investor-owned utilities.

Local zoning ordinances reflect the appropriate and allowable uses of land as determined and administered by city and county governments. Proposed subdivisions must conform to local zoning determinations.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.

Local Fire Protection Services. Counties, cities and towns, airport districts, certain port districts, and fire protection districts are authorized to provide local fire protection services, including fire prevention and suppression services and emergency medical services for the protection of life and property.

Summary: An additional exception to the state subdivision law is established for divisions of land into lots or tracts of less than two acres used or to be used for establishing a site for construction and operation of a rural fire district station, provided the proposed lots or tracts contain sufficient area and dimensions to meet minimum building site width and area requirements, and appropriate provisions are made for potable water supplies and sanitary wastes.

Votes on Final Passage:

Senate	47	0
House	96	0

Effective: June 6, 2024