



HOUSE BILL 483: Land-Use Regulatory Changes.

2015-2016 General Assembly

Committee:		Date:	July 28, 2016
Introduced by:		Prepared by:	Brad Krehely Staff Attorney
Analysis of:	S.L. 2016-111		

OVERVIEW: *S.L. 2016-111 provides that amendments in city and county zoning ordinances, subdivision ordinances, and unified development ordinances must not be applicable or enforceable without the written consent of the owner with regard to a multi-phased development. A multi-phased development is vested for the entire development with the zoning ordinances, subdivision ordinances, and unified development ordinances then in place at the time a site plan approval is granted for the initial phase. A right which has been vested under these provisions remains vested for a period of seven years from the time a site plan approval is granted for the initial phase of the multi-phased development.*

This act became effective July 22, 2016, and applies to multi-phased developments with approved site plans which are valid and unexpired on the effective date of this act and to multi-phased developments approved on or after the effective date of this act.

BILL ANALYSIS: S.L. 2016-211 provides that amendments in city and county zoning ordinances, subdivision ordinances, and unified development ordinances must not be applicable or enforceable without the written consent of the owner with regard to a multi-phased development. A multi-phased development means "a development containing 100 acres or more that (i) is submitted for site plan approval for construction to occur in more than one phase and (ii) is subject to a master development plan with committed elements, including a requirement to offer land for public use as a condition of its master development plan approval."

A multi phased development is vested for the entire development with the zoning ordinances, subdivision ordinances, and unified development ordinances then in place at the time a site plan approval is granted.

A right which has been vested under these provisions remains vested for a period of seven years from the time a site plan approval is granted for the initial phase of the multi-phased development.

EFFECTIVE DATE: This act became effective July 22, 2016, and applies to multi-phased developments with approved site plans which are valid and unexpired on the effective date of this act and to multi-phased developments approved on or after the effective date of this act.

Karen Cochrane-Brown
Director



Legislative Analysis
Division
919-733-2578