

Am. Sub. H.B. 166
As Passed by the Senate
LOCCD20

_____ moved to amend as follows:

In line 16 of the title, after "701.10," insert "711.131," 1

In line 233, after "701.10," insert "711.131," 2

After line 12515, insert: 3

"**Sec. 711.131.** (A) Notwithstanding sections 711.001 to 711.13 4
of the Revised Code and except as provided in division (C) of this 5
section, unless the rules adopted under section 711.05, 711.09, or 6
711.10 of the Revised Code are amended pursuant to division (B) of 7
this section, a proposed division of a parcel of land along an 8
existing public street, not involving the opening, widening, or 9
extension of any street or road, and involving no more than five 10
lots after the original tract has been completely subdivided, may 11
be submitted to the planning authority having approving 12
jurisdiction of plats under section 711.05, 711.09, or 711.10 of 13
the Revised Code for approval without plat. If the authority 14
acting through a properly designated representative finds that a 15
proposed division is not contrary to applicable platting, 16
subdividing, zoning, health, sanitary, or access management 17
regulations, regulations adopted under division (B)(3) of section 18
307.37 of the Revised Code regarding existing surface or 19
subsurface drainage, or household sewage treatment rules adopted 20

under section 3718.02 of the Revised Code, it shall approve the 21
 proposed division within seven business days after its submission 22
 and, on presentation of a conveyance of the parcel, shall stamp 23
 the conveyance "approved by (planning authority); no plat 24
 required" and have it signed by its clerk, secretary, or other 25
 official as may be designated by it. The planning authority may 26
 require the submission of a sketch and other information that is 27
 pertinent to its determination under this division. 28

(B) For a period of up to two years after ~~the effective date~~ 29
~~of this amendment~~ the effective date of this amendment, the rules 30
 adopted under section 711.05, 711.09, or 711.10 of the Revised 31
 Code may be amended within that period to authorize the planning 32
 authority involved to approve proposed divisions of parcels of 33
 land without plat under this division. If an authority so amends 34
 its rules, it may approve no more than five lots without a plat 35
 from an original tract as that original tract exists on the 36
 effective date of the amendment to the rules. The authority shall 37
 make the findings and approve a proposed division in the time and 38
 manner specified in division (A) of this section. 39

(C) This section does not apply to parcels subject to section 40
 711.133 of the Revised Code. 41

(D) As used in this section, "business day" means a day of 42
 the week excluding Saturday, Sunday, or a legal holiday as defined 43
 in section 1.14 of the Revised Code." 44

In line 82823, after "701.10," insert "711.131," 45

The motion was _____ agreed to.

SYNOPSIS

Two-year window to amend local subdivision rules 46

R.C. 711.131 47

Restores the House provision that provided for enacting 48
another two-year window of time in which planning authorities may 49
amend their local subdivision rules concerning approvals of 50
proposed divisions of parcels of land without a plat and in which 51
they may define an "original tract" for purposes of the limitation 52
on approving not more than five lots without a plat from an 53
"original tract." (S.B. 115 of the 125th General Assembly amended 54
this law to allow the exemption of continuing law to be used 55
unless the planning authority amended its general rules within a 56
two-year period after the act's effective date to limit its 57
approval authority to not more than five lots without a plat from 58
an "original tract" as that original tract exists on the effective 59
date of the amendment to the general rules.) 60