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,"

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

After line 12515, insert:

"Sec. 711.131. (A) Notwithstanding sections 711.001 to 711.13 of the Revised Code and except as provided in division (C) of this section, unless the rules adopted under section 711.05, 711.09, or 711.10 of the Revised Code are amended pursuant to division (B) of this section, a proposed division of a parcel of land along an existing public street, not involving the opening, widening, or extension of any street or road, and involving no more than five lots after the original tract has been completely subdivided, may be submitted to the planning authority having approving jurisdiction of plats under section 711.05, 711.09, or 711.10 of the Revised Code for approval without plat. If the authority acting through a properly designated representative finds that a proposed division is not contrary to applicable platting, subdividing, zoning, health, sanitary, or access management regulations, regulations adopted under division (B)(3) of section 307.37 of the Revised Code regarding existing surface or subsurface drainage, or household sewage treatment rules adopted
under section 3718.02 of the Revised Code, it shall approve the proposed division within seven business days after its submission and, on presentation of a conveyance of the parcel, shall stamp the conveyance "approved by (planning authority); no plat required" and have it signed by its clerk, secretary, or other official as may be designated by it. The planning authority may require the submission of a sketch and other information that is pertinent to its determination under this division.

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

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

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

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

The motion was __________ agreed to.

SYNOPSIS
Two-year window to amend local subdivision rules

R.C. 711.131

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