

BILL SUMMARY
1st Session of the 60th Legislature

Bill No.:	SB 647
Version:	ENGR
Request Number:	
Author:	Rep. Stinson
Date:	4/8/2025
Impact:	Please see previous summary of this measure

Research Analysis

Engrossed SB 647 establishes that municipal zoning decisions are valid unless the ordinance is proved to lack a substantial relation to public health and safety or if it constitutes an arbitrary exercise of police power. The measure also establishes that municipal platting decisions are quasi-judicial in nature and gives the planning commission and the governing body of a municipality the discretion to determine a plat's compliance with regulations, codes, and ordinances. In the case of a preliminary or final plat denial, the city attorney is required to identify the basis for denial. Comprehensive plans are allowed to be used as a guide when making zoning or plat decisions, but decisions are required to be based on objective and relevant facts and municipal code.

The measure provides that in municipalities where the governing body does not serve as the board of adjustment, decisions of the board are advisory to the governing body or are final subject to judicial review or are final subject to appeal to the governing body and judicial review.

While the measure makes no changes to the public notice and hearing requirements for proceedings to discuss a proposed rezoning application, governing bodies are prohibited from basing their decision making upon the presence, number, or magnitude of opposition or protest to the application.

Prepared By: Keana Swadley

Fiscal Analysis

The measure is currently under review and impact information will be completed.

Prepared By: House Fiscal Staff

Other Considerations

None.