

LAND USE INITIATIVE

QUARTERLY REPORT

July - September 2021



The Land Use Initiative analyzes, upon request of a state and/or local association, proposed legislative and regulatory land-use and real estate transactional measures that impact the transfer of property and/or the interests of REALTORS®. Measures include comprehensive plans, amendments, legislation, ordinances or regulations. A database of completed analysis searchable by issue for advocacy research purposes.

SUMMARY OF REQUESTS

- **3rd Quarter LUI Requests:** 12
- **States:** Massachusetts, California, Louisiana, Maryland, North Carolina, New York, Hawaii, Ohio, Georgia, Colorado, South Carolina, and Pennsylvania
- **Topics:** Building Performance Standards, Rental Property Maintenance and Inspection, Development Moratorium, Landscape Management Plan, Urban Place Form District, Short-Term Rentals (3), Residential Garage Requirements, Subdivision Regulations, Setback Requirements, Point of Sale Inspection Requirements
- **Year to Date LUI Requests:** 33

Second Quarter Spotlight	LUI Success Story
<p align="center">Carroll County, GA Amendments to Subdivision Exemptions</p>	<p>Acadiana REALTORS® Dive into Legislative Advocacy</p>
<p>The third quarter of 2021 featured an analysis of proposed amendments to Carroll County, Georgia’s subdivision regulations. In particular, the County had proposed to consolidate several existing exemptions to the formal subdivision process into a single exemption that would allow an existing lot to be divided into four or fewer lots, subject to certain limitations and conditions. The proposed amendments also included a provision that would prevent any lot created under the exemption, including the original/parent lot, from being further subdivided under the exemption for a period of 24 months.</p> <p>The analysis argued that the proposed amendments appeared to be a solution in search of a problem, noting that there was no indication that the problem the proposed amendments ostensibly sought to address (i.e., the repetitive use of the exemption to divide a property multiple times in a short period of time) was an actual</p>	<p>As if a global pandemic and relentless hurricanes were not enough to deal with, the REALTOR® Association of Acadiana (RAA) found itself dropped into the deep end of urgent legislative advocacy when short-term rental and property tax issues suddenly came to the fore. Taking</p>

problem in Carroll County. It also argued out that the proposed 24-month wait period would unfairly cause some landowners to suffer a financial hardship and could jeopardize their ability to provide a home for a family member, to pay unexpected bills, or to fund their retirement. The analysis also pointed out that the County's Community Development Director had identified several problems with the existing subdivision regulations that were driving landowners and developers to rely on the existing subdivision exemptions, and urged the Board of Commissioners to address those problems rather than amending the subdivision exemptions to the detriment of County landowners.

advantage of the [Land Use Initiative](#) and [Advocacy Everywhere](#) programs, the 1,600-member association was able to navigate the respective situations and achieve positive results for property owners in Lafayette, La., at both the city and parish levels.