

BILL SUMMARY
1st Session of the 60th Legislature

Bill No.:	HB 1051
Version:	Introduced
Request Number:	10335
Author:	Rep. Dollens
Date:	2/20/2025
Impact:	\$0

Research Analysis

HB 1051 as introduced, requires municipalities with a population of 20,000 people or more to amend their zoning ordinances to ensure that zoning areas are not exclusively designated for single-family residential housing and to aim to foster diverse and inclusive urban development by incorporating multi-family housing and mixed-use developments within residential zoning areas. Municipalities are required to submit a progress report to the Oklahoma Housing Finance Agency every five years beginning December 10, 2026. The reports must contain certain information as laid out in the measure and be made available to the public through the municipality's website.

Additionally, the measure prohibits municipalities from imposing height restrictions on multi-family residential structures as long as the structures are in compliance with all building codes and FAA guidelines. Municipalities are also prohibited from imposing undue restrictions on the construction of residential buildings within residential zones as long as it does not pose a threat to the historical characteristics of the surrounding area.

The Oklahoma Uniform Building Code Commission and Oklahoma Housing Finance Agency are given the authority to enforce this measure and to fine cities found in noncompliance up to \$25,000.

Prepared By: Keana Swadley

Fiscal Analysis

HB 1051 creates the Fair Zoning Act of 2025. The measure deals exclusively with zoning at the local municipal level. The Oklahoma Housing Finance Authority (OHFA) is granted enforcement power pursuant to the act, but such authority merely involves project approval. Furthermore, OHFA is a non-appropriated state agency, and any costs associated with implementation of the measure would likely be absorbed by existing agency resources.

Prepared By: Zach Lein, House Fiscal Staff

Other Considerations

None.

