

**BILL SUMMARY**  
1<sup>st</sup> Session of the 60<sup>th</sup> Legislature

<b>Bill No.:</b>	<b>SB 647</b>
<b>Version:</b>	<b>CS</b>
<b>Request Number:</b>	<b>13628</b>
<b>Author:</b>	<b>Rep. Stinson</b>
<b>Date:</b>	<b>5/7/2025</b>
<b>Impact:</b>	<b>\$0</b>

**Research Analysis**

The committee substitute to 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 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.

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 on presented information that is neither objective nor relevant.

Prepared By: Keana Swadley

**Fiscal Analysis**

SB 647 adds provisions related to certain zoning decisions and arbitrary language by ensuring that such decisions are based on reasonable standards of law and fact. The measure exclusively deals with local municipal procedure and does not mandate any action or expenditure by a state agency. Therefore, the measure is not anticipated to have a direct fiscal impact on the state budget or appropriations.

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**Other Considerations**

None.