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FISCAL IMPACT REPORT

SPONSOR: Altamirano DATE TYPED: 03/0703 HB _____

SHORT TITLE: Prohibit Merger of Contiguous Land Parcels SB 438/aSCONC

ANALYST: Kehoe

APPROPRIATION

Appropriation Contained		Estimated Additional Impact		Recurring or Non-Rec	Fund Affected
FY03	FY04	FY03	FY04		
			NFI		

(Parenthesis () Indicate Expenditure Decreases)

SOURCES OF INFORMATION

Legislative Finance Committee Files (LFC)

SUMMARY

Synopsis of SCONC Amendments

The Senate Conservation Committee amendments to Senate Bill 438 clarify that the new provisions of this bill do not limit a board of county commissioners, pursuant to notice and public hearing, from requiring consolidation of contiguous parcels in common ownership for the purpose of enforcing minimum zoning or subdivision standards on the parcels.

Synopsis of Original Bill

Senate Bill 438 amends the New Mexico Subdivision Act to prohibit the merger of contiguous parcels in certain circumstances.

Significant Issues

Senate Bill 438 enacts a new section amending the New Mexico Subdivision Act. The new section provides that single ownership for neighboring tracts of land be treated by county commissions as one parcel, provided that each of the contiguous parcels is shown on the official plat map of the county or was created by a deed or survey recorded with the Office of the County Clerk; that the chain of title to the parcels clearly demonstrates the parcels have been considered separate prior to transfer into common ownership; and that the owner has taken no action to consolidate the parcels.

The new provision does not limit a board of county commissioners from requiring consolidation of contiguous parcels in common ownership for the purpose of enforcing minimum zoning standards on the parcels.

LMK/yr/lr