

HCS HB 473 -- LOCAL GOVERNMENTS (Grier)

COMMITTEE OF ORIGIN: Standing Committee on Downsizing State Government

HOME-BASED BUSINESSES

This bill prohibits municipalities from restricting the operation of a "home-based business" or otherwise requiring a person to apply for or obtain a permit, license, variance, or other prior approval to operate a home-based business. The bill establishes a list of factors that qualify a residential property for use as a home-based business.

Municipalities can establish reasonable regulations on a home-based business if the regulations are narrowly tailored for specified purposes, including protecting public health and safety. A municipality that enacts a regulation bears the burden of proving by clear and convincing evidence that the regulation complies with this bill.

BOARD OF ADJUSTMENT RECORDS

This bill authorizes the Board of Adjustment to keep records of all testimony, objections thereto, and rulings thereon by any form of audiotape, videotape, or digital recording.

Currently, all such records must be taken down by a reporter employed by the board for that purpose.

This bill is the same as HB 2574 (2018).