

HCS HB 1264 -- APPLICATIONS FOR PROPERTY DEVELOPMENTS

SPONSOR: Casteel

COMMITTEE ACTION: Voted "Do Pass with HCS" by the Standing Committee on Government Efficiency by a vote of 14 to 3. Voted "Do Pass" by the Standing Committee on Rules-Legislative by a vote of 8 to 0.

The following is a summary of the House Committee Substitute for HB 1264.

This bill requires a political subdivision, as defined in the bill, to approve or deny an applicant request, as defined in the bill, within 30 calendar days. If no response is received by the applicant within 30 days, the request will be deemed approved and the applicant authorized to proceed with construction.

If a political subdivision denies a request, it must state in writing the reasons for denial. Information necessary to be included in the written denial is provided in the bill.

If an applicant resubmits a request that was denied the political subdivision cannot issue a subsequent denial that includes additional unrelated reasons that were not specified in the initial denial.

If a request is incomplete, the political subdivision must notify the applicant within 20 calendar days of receipt of the request and if an incomplete request is resubmitted the political subdivision may only deny the request on the merits. The political subdivision must state in writing the reason for denial of the request as incomplete.

The following is a summary of the public testimony from the committee hearing. The testimony was based on the introduced version of the bill.

PROPONENTS: Supporters say that the current process creates delays and has a negative impact on development and growth. There are no correlations between a long permit process and safety and that often larger projects are passed more quickly than a smaller project. The political subdivisions have put up multiple hurdles to what should be a simple review and permit process and this bill will help create a more streamlined approach.

Testifying in person for the bill were Representative Casteel; Missouri Growth Association; PC Homes, LLC; Home Builders Association of Greater Kansas; Tyler Enders, Made in KC; St. Louis

Home Builders Assn.; Dennis Shriver; FGA Action; MO Apartment Assoc.; St Louis Apartment Association; Alarm (Associated Landlords Advocating Reasonable Modifications); Arnie C. Dienoff; and Greater KC Homebuilders Association.

OPPONENTS: There was no opposition voiced to the committee.

Written testimony has been submitted for this bill. The full written testimony and witnesses testifying online can be found under Testimony on the bill page on the House website.