

HCS HB 1264 -- APPLICATIONS FOR PROPERTY DEVELOPMENTS (Casteel)

COMMITTEE OF ORIGIN: Standing Committee on Crime and Public Safety

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.