

SENATE BILL NO. 338

INTRODUCED BY T. MURPHY

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A BILL FOR AN ACT ENTITLED: "AN ACT ALLOWING A LOCAL GOVERNMENT TO USE ALL OR PART OF A PARK DEDICATION FOR PARK MAINTENANCE; AND AMENDING SECTION 76-3-621, MCA."

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MONTANA:

**Section 1.** Section 76-3-621, MCA, is amended to read:

**"76-3-621. Park dedication requirement.** (1) Except as provided in 76-3-509 or subsections (2), (3), and (6) through (8) of this section, a subdivider shall dedicate to the governing body a cash or land donation equal to:

- (a) 11% of the area of the land proposed to be subdivided into parcels of one-half acre or smaller;
- (b) 7.5% of the area of the land proposed to be subdivided into parcels larger than one-half acre and not larger than 1 acre;
- (c) 5% of the area of the land proposed to be subdivided into parcels larger than 1 acre and not larger than 3 acres; and
- (d) 2.5% of the area of the land proposed to be subdivided into parcels larger than 3 acres and not larger than 5 acres.

(2) When a subdivision is located totally within an area for which density requirements have been adopted pursuant to a growth policy under chapter 1 or pursuant to zoning regulations under chapter 2, the governing body may establish park dedication requirements based on the community need for parks and the development densities identified in the growth policy or regulations. Park dedication requirements established under this subsection are in lieu of those provided in subsection (1) and may not exceed 0.03 acres per dwelling unit.

- (3) A park dedication may not be required for:
  - (a) a minor subdivision;
  - (b) land proposed for subdivision into parcels larger than 5 acres;
  - (c) subdivision into parcels that are all nonresidential;
  - (d) a subdivision in which parcels are not created, except when that subdivision provides permanent

1 multiple spaces for recreational camping vehicles, mobile homes, or condominiums; or

2 (e) a subdivision in which only one additional parcel is created.

3 (4) The governing body, in consultation with the subdivider and the planning board or park board that  
4 has jurisdiction, may determine suitable locations for parks and playgrounds and, giving due weight and  
5 consideration to the expressed preference of the subdivider, may determine whether the park dedication must  
6 be a land donation, cash donation, or a combination of both. When a combination of land donation and cash  
7 donation is required, the cash donation may not exceed the proportional amount not covered by the land  
8 donation.

9 (5) (a) In accordance with the provisions of subsections (5)(b) and (5)(c), the governing body shall use  
10 the dedicated money or land for development, acquisition, or maintenance of parks to serve the subdivision.

11 (b) The governing body may use the dedicated money to acquire, develop, or maintain, within its  
12 jurisdiction, parks or recreational areas or for the purchase of public open space or conservation easements only  
13 if:

14 (i) the park, recreational area, open space, or conservation easement is within a reasonably close  
15 proximity to the proposed subdivision; and

16 (ii) the governing body has formally adopted a park plan that establishes the needs and procedures for  
17 use of the money.

18 (c) The governing body may ~~not use more than 50%~~ all or part of the dedicated money for park  
19 maintenance.

20 (6) The local governing body shall waive the park dedication requirement if:

21 (a) (i) the preliminary plat provides for a planned unit development or other development with land  
22 permanently set aside for park and recreational uses sufficient to meet the needs of the persons who will  
23 ultimately reside in the development; and

24 (ii) the area of the land and any improvements set aside for park and recreational purposes equals or  
25 exceeds the area of the dedication required under subsection (1);

26 (b) (i) the preliminary plat provides long-term protection of critical wildlife habitat; cultural, historical, or  
27 natural resources; agricultural interests; or aesthetic values; and

28 (ii) the area of the land proposed to be subdivided, by virtue of providing long-term protection provided  
29 for in subsection (6)(b)(i), is reduced by an amount equal to or exceeding the area of the dedication required  
30 under subsection (1);

1 (c) the area of the land proposed to be subdivided, by virtue of a combination of the provisions of  
2 subsections (6)(a) and (6)(b), is reduced by an amount equal to or exceeding the area of the dedication required  
3 under subsection (1); or

4 (d) (i) the subdivider provides for land outside of the subdivision to be set aside for park and recreational  
5 uses sufficient to meet the needs of the persons who will ultimately reside in the subdivision; and

6 (ii) the area of the land and any improvements set aside for park and recreational uses equals or exceeds  
7 the area of dedication required under subsection (1).

8 (7) The local governing body may waive the park dedication requirement if:

9 (a) the subdivider provides land outside the subdivision that affords long-term protection of critical wildlife  
10 habitat, cultural, historical, or natural resources, agricultural interests, or aesthetic values; and

11 (b) the area of the land to be subject to long-term protection, as provided in subsection (7)(a), equals  
12 or exceeds the area of the dedication required under subsection (1).

13 (8) Subject to the approval of the local governing body and acceptance by the school district trustees,  
14 a subdivider may dedicate a land donation provided in subsection (1) to a school district, adequate to be used  
15 for school facilities or buildings.

16 (9) For the purposes of this section:

17 (a) "cash donation" is the fair market value of the unsubdivided, unimproved land; and

18 (b) "dwelling unit" means a residential structure in which a person or persons reside.

19 (10) A land donation under this section may be inside or outside of the subdivision."

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