

HOUSE JOINT RESOLUTION NO. 51

INTRODUCED BY Z. BROWN

A JOINT RESOLUTION OF THE SENATE AND THE HOUSE OF REPRESENTATIVES OF THE STATE OF MONTANA REQUESTING AN INTERIM STUDY OF TINY HOMES AND TINY HOMES ON WHEELS; AND REQUIRING THAT THE FINAL RESULTS OF THE STUDY BE REPORTED TO THE 67TH LEGISLATURE.

WHEREAS, the practice of building a tiny home or tiny home on wheels has become popular for many reasons, including the ability to secure more affordable housing, own housing rather than rely on the rental market, live a minimal lifestyle, and establish and maintain a sense of autonomy; and

WHEREAS, the state currently lacks or has limited statutory governance specifically applicable to the construction, regulation, and taxation of tiny homes or tiny homes on wheels; and

WHEREAS, tiny homes and tiny homes on wheels often have characteristics that disqualify them from classification as a mobile home, house trailer, or other type of improvement currently defined in statute; and

WHEREAS, exploring options related to the construction, regulation, and taxation of tiny homes and tiny homes on wheels potentially allows for increased housing options and increased housing affordability.

NOW, THEREFORE, BE IT RESOLVED BY THE SENATE AND THE HOUSE OF REPRESENTATIVES OF THE STATE OF MONTANA:

That the Legislative Council be requested to designate an appropriate interim committee, pursuant to section 5-5-217, MCA, or direct sufficient staff resources to study regulatory options for tiny homes and tiny homes on wheels.

BE IT FURTHER RESOLVED, that the study committee:

- (1) gather relevant statewide and nationwide information related to tiny homes and tiny homes on wheels, including but not limited to general statistics, regulations, and local ordinances;
- (2) analyze similar regulation methods utilized in other states;
- (3) develop definitions for terms related to tiny homes;
- (4) determine standards for construction of a tiny home or tiny home on wheels;
- (5) assess the economic, environmental, and social impacts of tiny homes and tiny homes on wheels and develop applicable regulations to address potential impacts; and

1 (6) consult with state agencies, local entities, and other stakeholders as appropriate, including the Motor
2 Vehicle Division of the Department of Justice, Department of Revenue, Department of Labor and Industry, and
3 the Montana League of Cities and Towns.

4 BE IT FURTHER RESOLVED, that if the study is assigned to staff, any findings or conclusions be
5 presented to and reviewed by an appropriate committee designated by the Legislative Council.

6 BE IT FURTHER RESOLVED, that all aspects of the study, including presentation and review
7 requirements, be concluded prior to September 15, 2020.

8 BE IT FURTHER RESOLVED, that the final results of the study, including any findings, conclusions,
9 comments, or recommendations of the appropriate committee, be reported to the 67th Legislature.

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