

**LEGISLATIVE SERVICES AGENCY
OFFICE OF FISCAL AND MANAGEMENT ANALYSIS**

200 W. Washington St., Suite 301
Indianapolis, IN 46204
(317) 233-0696
iga.in.gov

FISCAL IMPACT STATEMENT

LS 6839
BILL NUMBER: HB 1320

NOTE PREPARED: Mar 4, 2024
BILL AMENDED: Feb 26, 2024

SUBJECT: Building Regulation.

FIRST AUTHOR: Rep. Zimmerman
FIRST SPONSOR: Sen. Doriot

BILL STATUS: As Passed Senate

FUNDS AFFECTED: **GENERAL**
 DEDICATED
 FEDERAL

IMPACT: Local

Summary of Legislation: This bill defines, for purposes of the Unsafe Building Law, a "building or structure". It increases from \$10,000 to \$25,000 the estimated cost of work required by an order of a unit's enforcement authority which the unit's enforcement authority may perform using its own workers and equipment. The bill provides, with certain exceptions, that a governmental body may not regulate or restrict, by regulation or otherwise, the continued residential use of a mobile home, a manufactured home, or an industrialized residential within a mobile home community based on certain characteristics of the structure. The bill also provides that a mobile home, manufactured home, or industrialized residential structure on private property constituting a legal, nonconforming use, may not be replaced with a mobile home, manufactured home, or industrialized residential structure that is older or smaller than the legal, nonconforming structure being replaced. It makes certain changes to local planning and zoning standards and requirements relating to manufactured homes.

Effective Date: July 1, 2024.

Explanation of State Expenditures:

Explanation of State Revenues:

Explanation of Local Expenditures: This bill's requirements pertaining to the project cost thresholds may result in an overall decrease in the administrative workload for the applicable county or municipality since the need to go through the public bidding process will likely be lessened due to the increase in the project cost threshold. The overall impact on county or municipal expenditures is not readily determinable as a result of this bill's requirements, however. If the county or municipality had to go through the public bidding

process, it is possible that a contractor could come in at a lower bid than what it would cost to perform the work using the unit's enforcement authority own workers and equipment. The actual fiscal impact will vary from locality to locality and will be contingent on how many work projects reach the revised threshold to go through the public bidding process.

Explanation of Local Revenues:

State Agencies Affected:

Local Agencies Affected: Counties and municipalities.

Information Sources:

Fiscal Analyst: James Johnson, 317-232-9869.