

HOUSE BILL NO. 245

INTRODUCED BY F. MANDEVILLE

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4 A BILL FOR AN ACT ENTITLED: "AN ACT REVISING A GOVERNING BODY'S RESPONSIBILITIES
5 CONCERNING THE SUBMISSION AND EVALUATION OF THE FINAL PLAT OF A SUBDIVISION; PROVIDING
6 TIMELINES FOR DETERMINATIONS CONCERNING THE CONFORMITY OF THE FINAL PLAT; REQUIRING
7 NOTIFICATIONS CONCERNING THE DETERMINATION; AND AMENDING SECTION 76-3-611, MCA."

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

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11 **Section 1.** Section 76-3-611, MCA, is amended to read:
12 **"76-3-611. Review of final plat.** (1) The governing body or the agent or agency designated by the
13 governing body shall examine each final ~~subdivision~~ plat and the governing body shall approve the plat only if:
14 (a) it conforms to the conditions of approval set forth on the preliminary plat and to the terms of this
15 chapter and regulations adopted pursuant to this chapter; and
16 (b) the county treasurer has certified that all real property taxes and special assessments assessed and
17 levied on the land to be subdivided have been paid.
18 (2) (a) The governing body may require that final ~~subdivision~~ plats and certificates of survey be reviewed
19 for errors and omissions in calculation or drafting by an examining land surveyor before recording with the county
20 clerk and recorder. When the survey data shown on the plat or certificate of survey meets the conditions pursuant
21 to this chapter, the examining land surveyor shall certify the compliance in a printed or stamped certificate on the
22 plat or certificate of survey. The certificate must be signed by the surveyor.
23 (b) A land surveyor may not act as an examining land surveyor in regard to a plat or certificate of survey
24 in which the surveyor has a financial or personal interest.
25 (3) (a) A final plat is considered to be received on the date of delivery to the governing body or the agent
26 or agency designated by the governing body when accompanied by the review fee submitted as provided in
27 76-3-602.
28 (b) Within 15 working days of receipt of a final plat, the governing body or the agent or agency
29 designated by the governing body shall determine whether the final plat conforms to the requirements of
30 subsection (1)(a) PROVISIONS OF SUBSECTIONS (1) AND (2) and shall notify the subdivider or, with the subdivider's

1 written permission, the subdivider's agent of that determination IN WRITING. If the governing body or its agent or
2 agency determines that the final plat does not conform to the requirements of subsection (1)(a) PROVISIONS OF
3 SUBSECTIONS (1) AND (2), the governing body or its agent or agency shall identify the final plat's defects in the
4 notification.

5 ~~(c) If the governing body or its agent or agency determines that information in the application is not~~
6 ~~sufficient to allow for review of the proposed subdivision, the governing body or its agent or agency shall identify~~
7 ~~the insufficient information in its notification.~~

8 ~~(d)(C) If the governing body determines that an examining land surveyor must review a final plat or~~
9 ~~certificate of survey pursuant to subsection (2)(a), the governing body or its agent or agency shall identify the~~
10 ~~requirement in its notification.~~

11 ~~(e)(D) The time limits provided in subsection (3)(b) apply to each submission of the final plat until a~~
12 ~~WRITTEN determination is made that the application FINAL PLAT contains the required elements and sufficient~~
13 ~~information pursuant to subsection (1)(a) INFORMATION REQUIRED UNDER SUBSECTIONS (1) AND (2) and the~~
14 ~~subdivider or the subdivider's agent is notified. HOWEVER, THE GOVERNING BODY OR ITS AGENT OR AGENCY MAY~~
15 ~~REVIEW SUBSEQUENT SUBMISSIONS OF THE FINAL PLAT ONLY FOR INFORMATION FOUND TO BE DEFICIENT DURING THE~~
16 ~~ORIGINAL REVIEW OF THE FINAL PLAT. IF A DETERMINATION IS MADE UNDER SUBSECTION (3)(B) THAT THE FINAL PLAT~~
17 ~~CONFORMS TO THE PROVISIONS OF SUBSECTIONS (1) AND (2), THE GOVERNING BODY SHALL REVIEW AND APPROVE OR~~
18 ~~DENY THE FINAL PLAT WITHIN 20 WORKING DAYS."~~

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