

Fiscal Estimate Narratives

DNR 2/21/2012

LRB Number	11-3146/4	Introduction Number	AB-0597	Estimate Type	Original
Description Certain shoreland zoning standards and ordinances that regulate the repair and expansion of nonconforming structures					

Assumptions Used in Arriving at Fiscal Estimate

This bill provides that ordinances enacted by a county, city, village or town may not prohibit, or limit based on cost, the repair, maintenance, reconstruction, renovation or remodeling of a nonconforming structures in existence on the effective date of an ordinance. Further, the bill prohibits counties, cities and villages from establishing or enforcing a shoreland zoning ordinance that is more restrictive than the statewide shoreland zoning standards or enacting or enforcing an ordinance that prohibits the construction of a structure or building that does not meet the minimum area and width requirements under the ordinance if the lot met the requirements when the lot was created or if there was no shoreland zoning standard when the lot was created.

Assumptions

Revenues--It is difficult to determine the exact fiscal effect that the bill would have on counties, cities, villages and towns. A local unit of government would have to modify their ordinances to comply with the bill and would likely experience a decrease in revenue from fewer variance applications for these structures. On the other hand, local governments may experience increased revenues from an increase in permits if the local governments decide to require permits for these structures.

Costs--The impact that the bill would have on local government costs is even more difficult to assess because the bill applies not only to nonconforming structures in the shoreland zone but buildings or structures that are nonconforming for any purpose in their community. Local units of government would incur costs from having to modify their ordinances to comply with the bill and must follow certain procedures to enact ordinances. Counties have stated that the average cost to modify only the shoreland zoning provisions of their ordinances would be about \$17,800; however, this is only an example and actual costs would be expected to vary among local units of government.

Long-Range Fiscal Implications