

### Fiscal Estimate - 2011 Session

Original       Updated       Corrected       Supplemental

<b>LRB Number</b> <b>11-3146/4</b>		<b>Introduction Number</b> <b>AB-0597</b>			
<b>Description</b> Certain shoreland zoning standards and ordinances that regulate the repair and expansion of nonconforming structures					
<b>Fiscal Effect</b>					
<b>State:</b>					
<input type="checkbox"/> No State Fiscal Effect					
<input type="checkbox"/> Indeterminate					
<input type="checkbox"/> Increase Existing Appropriations		<input type="checkbox"/> Increase Existing Revenues			
<input type="checkbox"/> Decrease Existing Appropriations		<input type="checkbox"/> Decrease Existing Revenues			
<input type="checkbox"/> Create New Appropriations		<input type="checkbox"/> Increase Costs - May be possible to absorb within agency's budget			
		<input type="checkbox"/> Yes <input type="checkbox"/> No			
<input type="checkbox"/> Decrease Costs					
<b>Local:</b>					
<input type="checkbox"/> No Local Government Costs					
<input checked="" type="checkbox"/> Indeterminate					
1. <input checked="" type="checkbox"/> Increase Costs		3. <input type="checkbox"/> Increase Revenue			
<input checked="" type="checkbox"/> Permissive <input type="checkbox"/> Mandatory		<input type="checkbox"/> Permissive <input type="checkbox"/> Mandatory			
2. <input type="checkbox"/> Decrease Costs		4. <input type="checkbox"/> Decrease Revenue			
<input type="checkbox"/> Permissive <input type="checkbox"/> Mandatory		<input type="checkbox"/> Permissive <input type="checkbox"/> Mandatory			
<b>5. Types of Local Government Units Affected</b>					
<input checked="" type="checkbox"/> Towns <input checked="" type="checkbox"/> Village <input checked="" type="checkbox"/> Cities					
<input type="checkbox"/> Counties <input type="checkbox"/> Others					
<input type="checkbox"/> School Districts <input type="checkbox"/> WTCS Districts					
<b>Fund Sources Affected</b>		<b>Affected Ch. 20 Appropriations</b>			
<input type="checkbox"/> GPR <input type="checkbox"/> FED <input type="checkbox"/> PRO <input type="checkbox"/> PRS <input type="checkbox"/> SEG <input type="checkbox"/> SEGS					
<b>Agency/Prepared By</b>		<b>Authorized Signature</b>		<b>Date</b>	
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## Fiscal Estimate Narratives

DOA 2/27/2012

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

### Assumptions Used in Arriving at Fiscal Estimate

AB 597 prohibits a county from enacting, and prohibits a county, city or village from enforcing, any provision in a county shoreland zoning ordinance that regulates nonconforming structures if the provision is more restrictive than the shoreland zoning standards for nonconforming structures promulgated by DNR. A "nonconforming structure" is defined by the bill as a dwelling or other building that existed lawfully before the current zoning ordinance was enacted, but that does not conform with one or more of the dimensional requirements in the current zoning ordinance.

Under this bill, a shoreland zoning standard or ordinance may not prohibit the construction of a structure or a building on a lot that does not meet minimum area and width requirements if the lot met those requirements when the lot was originally created or if there was no shoreland zoning standard or ordinance in effect that established minimum area and width requirements when the lot was originally created. Furthermore, under this bill, zoning restrictions cannot prevent the reconstruction of a nonconforming building that was damaged or destroyed after March 1, 2006.

It is uncertain what costs, if any, this would impose on municipalities. Local governments may have to seek legal counsel to understand how to implement the rule changes and they may have to update shoreland zoning ordinances.

### Long-Range Fiscal Implications